

SCDOT RAW Form 802 (10-2019)

Book 2490-3094

2020023002 05/29/2020 12:11:53:797

Deed

Fee: \$15.00 County Tax: Exempt State Tax: Exempt



2020023002

John T. Hopkins II

Richland County R.O.D.

**THE STATE OF SOUTH CAROLINA**  
**COUNTY OF LEXINGTON/RICHLAND**

**TITLE TO REAL ESTATE**  
**Approximate Survey Stations**

Road/Route **I-26 (Carolina Crossroads)**  
 Project ID No. **P027662**  
 Tract **406**

See Special Provisions

To

To

To

**KNOW ALL MEN BY THESE PRESENTS**, That I (or we) Maxine Tina Russell, 435 Arrowwood Road, Columbia, South Carolina 29210 in consideration of the sum of One Hundred Thirty Two Thousand Six Hundred Ninety Eight and no/100 Dollars (\$132,698.00) and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property in fee simple absolute from I-20/I-26/I-126 Corridor Improvements on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by HDR Engineering and dated October 7, 2019, said property being herein conveyed as described more particularly in the SPECIAL PROVISIONS.

**SPECIAL PROVISIONS:**

The above consideration is for all that certain parcel, lot, or tract of land containing **0.59 acre (25,532 SF)** of land, more or less, being the entire property, and all improvements thereon, **including the 1,588 square foot brick dwelling with a 1,201 square foot unfinished basement**, owned by Maxine Tina Russell. The property herein being conveyed is further described as being all that certain parcel, lot or tract of land, together with the improvements thereon, situate, lying and being on the western side of Arrowwood Road in Arrowwood, a development located south of Bush River Road in Fork Township, near the City of Columbia, in the County of Richland, State of South Carolina, said lot being shown and designated as The Center Portion of Lot #6 of Block "H", as shown on plat of property of Arrowwood surveyed for Mrs. Louise G. Moon by Jas C. Covington, C.E., dated June 4, 1953, said Plat recorded in the Office of the ROD for Richland County in Plat Book "3", Page 502. Reference being made to said plat with a more complete metes and bounds description as follows: Commencing at a point twenty (20') north of now or formerly Hinnant Lot, facing on Arrowwood Road and running along Arrowwood Road for a distance of One Hundred Ten Feet (110'); thence turning and running in Westerly direction for a distance of Three Hundred Thirty-Two Feet (332') feet, more or less; to a stake on the southern boundary of Lot #6; thence turning and running in an easterly direction for a distance of One Hundred Ten Feet (110') along the property line; thence turning and running in a northerly direction for a distance of Three Hundred Eleven (311') feet, more or less, to the point of commencement on Arrowwood Road; the lot hereby being one Hundred Ten (110') feet on the North and South; the remaining Twenty (20') feet of Lot #6 on the East having been conveyed to now or formerly Hinnant and the remaining Twenty (20') feet of Lot #6 on the West having been retained by now or formerly Mrs. Louise G. Moon. This being the entire property conveyed to Maxine Tina Russell by deed of Frances S. Maddox, Trustee, Trust B U/W of Eunice S. Stribling, Frances S. Maddox and Nancy K. Roof dated September 19, 2014 and recorded October 1, 2014 in Deed Book 1976, Page 2983; and thereafter re-recorded December 16, 2014 in Deed Book 1993, Page 1803 in the ROD Office for Richland County as shown as Tax Map No. R07302-05-05.

**GRANTEE'S ADDRESS (Return Address):** SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked \_\_\_\_\_ By \_\_\_\_\_

Project ID No. **P027662**

Tract **406**

SCDOT R/W Form 802 (12-10)

Permission (continued)

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

**TO HAVE AND TO HOLD** in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 2nd day of April, in the year of our Lord, Two Thousand and 20.

Signed, sealed and delivered in the presence of:

William B. Johnson  
1<sup>st</sup> Witness

Maxine Tina Russell  
Maxine Tina Russell Grantor (L.S.)

Willie B. Johnson  
2<sup>nd</sup> Witness

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF South Carolina )  
COUNTY OF Richland )

# ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this April 2, 2020 by Maxine Tina Russell

Willie B. Johnson  
Signature of Notary Public  
Willie B. Johnson  
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:  
(Affix seal if outside SC)

South Carolina  
November 19, 2029

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked \_\_\_\_\_ By \_\_\_\_\_  
Recorded \_\_\_\_\_ By \_\_\_\_\_ Tract 406  
Project P027662 File \_\_\_\_\_