
2020052671 BK: 20905 PG: 0773 - 0776 4 PGS
DEED
Rec: \$15.00 Cnty: \$0.00 State: \$0.00
November 12, 2020 12:08:29 PM
FILED IN LEXINGTON COUNTY, SC
Tina Quarry

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 **511**

3428+00 To 3438+00 RT
I-26 East Exit 110 Ramp to US 378
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) The Gates at Quail Hollow, LLC, 235 Blackhawk Terrace, West Columbia, South Carolina 29169 in consideration of the sum of Six Thousand Eight Hundred Forty and no/100 Dollars (\$6,840.00) 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 of the Grantor 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 the 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 of land containing **1.367 acres (59,527 SF)** of land, more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, owned by The Gates at Quail Hollow, LLC and shown as the “Area of Acquisition” on Exhibit “A”, attached hereto and made a part hereof. This being a portion of the property acquired from CXS, LLC dated May 1, 2003 and recorded May 5, 2003 in Deed Book 8174, Page 104 in the ROD Office for Lexington County as shown as Tax Map No. 003646-01-002.

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.

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 511

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 5TH day of ~~May~~ October in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:

The Gates at Quail Hollow, LLC

B. H. Whitaker
1st Witness

BY: Jan H. Stamps
Grantor (L.S.)

Debbie H. Whitaker
2nd Witness

ITS: Owner

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 Lexington)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 5th day of October 2020 by Jan H. Stamps of The Gates at Quail Hollow, LLC, a limited liability corporation, on behalf of the LLC.

C. M. Warren

Signature of Notary Public

C. M. Warren

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

SOUTH CAROLINA

My Commission Expires:
(Affix seal if outside SC)

Mar 22, 2021

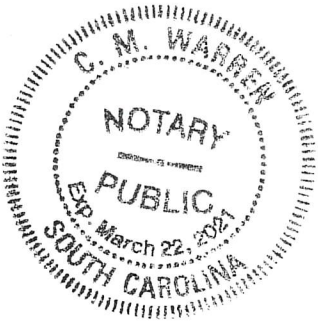
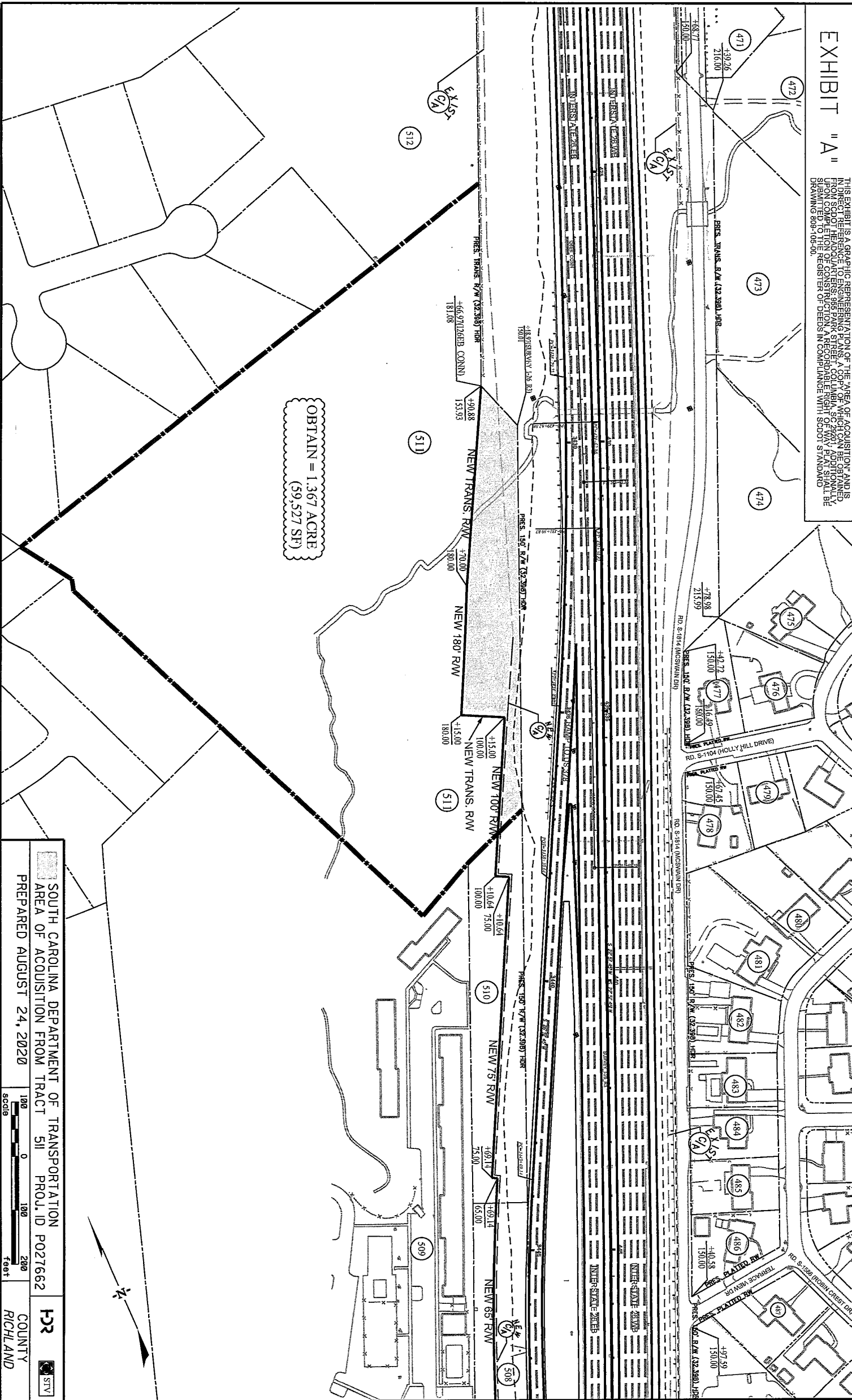


EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE AREA OF ACQUISITION AND IS NOT A LEGAL INSTRUMENT. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO ILLUSTRATE THE AREA OF ACQUISITION. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO ILLUSTRATE THE AREA OF ACQUISITION. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO ILLUSTRATE THE AREA OF ACQUISITION.

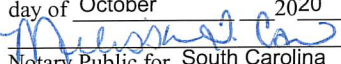



STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at near I-26 exit ramp at US 378,
bearing a portion of County Tax Map Number 003646-01-002, was transferred
by The Gates at Quail Hollow, LLC
to The South Carolina Department of Transportation on October 5, 2020.
3. Check one of the following: The deed is
(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) ☒ exempt from the deed recording fee because (see information section of affidavit):
Item 2 transferring realty to the fed gov't or to a state, its agencies or depts (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
(b) _____ The fee is computed on the fair market value of the realty which is _____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
right of way agent for the South Carolina Department of Transportation.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 20th
day of October 2020

Notary Public for South Carolina
My Commission Expires: 8/28/2025



Responsible Person Connected with the Transaction
John E. Terry

Print or Type Name Here