

THE STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

TITLE TO REAL ESTATE  
Approximate Survey Stations

Road/Route     **I-26 (Carolina Crossroads)**  
Project ID No.   **P027662**  
Tract            **189**

See Special Provisions    To    \_\_\_\_\_

\_\_\_\_\_                               To    \_\_\_\_\_


\_\_\_\_\_                               To    \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Ayrco, Corp, 316 Lincolnshire Boulevard, Columbia, South Carolina 29203 in consideration of the sum of Five Thousand and no/100 Dollars (\$5,000.00) 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 I-26 (Carolina Crossroads), State and County aforesaid, as shown on plans prepared by HDR Engineering, Inc. and dated October 7, 2019, said property being herein conveyed as described more particularly in the SPECIAL PROVISIONS herein.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 0.064 of an acre (2,790 square feet) of land, more or less, being the entire property and all improvements thereon owned by Ayrco, Corp. The property herein being conveyed is further described as being all that certain, piece, parcel or lot of land situate, lying and being in Richland County, South Carolina. The same being shown on a plat as part of Lot 18, recorded in the Office of the Clerk of Court for Richland County in Plat Book N, Page 52. This is part of a lot deeded by Cherokee Gardens, a South Carolina Corporation to Stubblefield and Walker, Inc. and recorded in Deed Book 113, Page 474 of the Richland County Clerk of Courts Office. The boundaries and measurements of this lot are as follows: On the North by lands now or formerly of Carroll E. Jr., and Margie O. McEntire, 186 feet, more or less, on the East by lands nor or formerly of James W. and Carolyn C. Kibler, 15 feet more or less, on the South by Interstate Highway I-20, for 186 feet, more or less, on the West by Chippewa Drive for 15 feet, more or less. See TMS 532-6-5 in the records of the Richland County Auditor. The being the same property conveyed to Ayrco, Corp. by deed of Ellen I. Butler, as Deputy Treasurer and Tax Collector of Richland County dated October 9, 1968 and recorded October 17, 1968 in Deed Book D121, Page 277 in the ROD Office for Richland County as shown as Tax Map No. R06014-06-01.

Book 2490-3091  
2020023001 05/29/2020 12:11:53:623                               Deed  
Fee: \$15.00   County Tax: Exempt   State Tax: Exempt



2020023001   John T. Hopkins II   Richland County R.O.D.

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 15th day of January, in the year of our Lord, Two Thousand and 20.

Signed, sealed and delivered in the presence of:

**Ayrco, Corp.**

William Andrews  
1<sup>st</sup> Witness

William Andrews  
By: **William Andrews** Grantor (L.S.)

CLB  
2<sup>nd</sup> Witness

Quen  
Its:

**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 1-16-2020 by William Andrews of Ayrco, Corp., a corporation.

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

NOTARY PUBLIC FOR THE STATE OF South Carolina  
My Commission Expires: November 19, 2029  
(Affix seal if outside SC)

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

Checked \_\_\_\_\_ By \_\_\_\_\_  
Recorded \_\_\_\_\_ By \_\_\_\_\_ Tract 189  
Project P027662 File \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

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 Chippewa Drive,  
bearing the entire \_\_\_\_\_ County Tax Map Number R06014-06-01, was transferred  
by Ayrco, Corp.  
to The South Carolina Department of Transportation on January 16, 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):  
transferring realty to the federal 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 19th  
day of March 2020  
Melissa J. Cain  
Notary Public for South Carolina  
My Commission Expires: 8/28/2025

Willie B. Johnson  
Responsible Person Connected with the Transaction  
Willie B. Johnson  
Print or Type Name Here