

Book 2455-3211

2019094251 12/19/2019 15:29:23:833

Fee: \$15.00 County Tax: \$0.00 Deed State Tax: \$0.00



2019094251 John T. Hopkins II Richland County R.O.D.

THE STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

TITLE TO REAL ESTATE

Approximate Survey Stations

Road/Route Carolina Crossroads

Project ID No. P027662

Tract 270

9214+57.97 ✓ To 9223+00 Lt. & Rt. ✓

Garner Rd.

To

To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Robert Peele – 10 Willow Oaks Lane, West Columbia, South Carolina 29169, Thomas Peele* 300 Mooring Lane, Lexington, South Carolina 29072 and Rebecca B. Munnerlyn – 2909 Kennedy Street, Columbia, South Carolina 29205 in consideration of the sum of Three Hundred Forty Three Thousand Nine Hundred and No/100 Dollars (\$343,900.00) 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 on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 5.0588 acres, more or less, being the entire property, and all improvements thereon, if any, owned by Robert Peele, Thomas Peele*and Rebecca B. Munnerlyn. This being the entire property acquired from Mary Ellen Garner, Margaret G. Barfield, John A. Garner and James F. Garner by deed dated April 1, 1999 and recorded April 9, 1999 in Deed Book R296, Page 1317; also from the Estate of Thaddeus Hugh Munnerlyn (AKA) Thad Munnerlyn who died intestate on February 1, 2005 as reflected in Probate Roll No. 2005ES4000321 in the Probate Court; also by Deed of Distribution recorded in Deed Book R1156, Page 3816; also from Kevin Paschal by deed dated March 5, 2015 and recorded March 5, 2015 in Deed Book R2010, Page 16, in the records for Richland County and shown as Tax Map No. R07402-03-03.

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), my (or our) heirs, executor and administrators, 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 my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

*(AKA) Thomas H. Peele

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

Date Checked 12/2/19 By CRH

Project ID No. P027662 Tract 270

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 24th day of October, in the year of our Lord, Two Thousand and 2019.

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness

Robert Peele
Robert Peele Grantor (L.S.)

Crystal M Morris
2nd Witness

Thomas H. Peele
Thomas Peele (AKA) Thomas H. Peele Grantor (L.S.)

Rebecca B. Munnerlyn
Rebecca B. Munnerlyn Grantor (L.S.)

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 24th day of October 2019 by Robert Peele, Thomas Peele and Rebecca B. Munnerlyn.

Crystal M Morris
Signature of Notary Public
Crystal M Morris
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:
(Affix seal if outside SC)

South Carolina
June 28, 2027

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 1315 Garner Lane, Columbia, South Carolina 29204, bearing RICHLAND County Tax Map Number R07402-03-03, was transferred by Robert Peele, Thomas Peele (AKA) Thomas H. Peele, and Rebecca B. Munnerlyn to the South Carolina Department of Transportation on October 24, 2019.

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) X exempt from the deed recording fee because (See Information section of affidavit): Item 2 – transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____.

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ 0
- (b) Place the amount listed in item 5 above here: \$ 0
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 0.

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 acquiring property 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.

Crystal M. Morris

Responsible Person Connected with the Transaction

Crystal M. Morris

Print or type the above name here

SWORN to and subscribed before me this _____

19th day of November, 2019.

Notary Public for South Carolina

My Commission Expires: March 26, 2023

Notary (L.S.) April C. Cook

Notary (printed name) April C. Cook