



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         **190**

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

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Joseph S. Byrd, Jr., P.O. Box 21641, Columbia, South Carolina 29221** in consideration of the sum of **Fifty-Eight Thousand Three Hundred Fifty and no/100 Dollars (\$58,350.00)** 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 the entire property, being **17,424 square feet (0.40 acre)** of land, more or less, and all improvements thereon, **including the 738 square foot vinyl sided residence, storage building and detached carport**, owned by Joseph S. Byrd, Jr. The property herein being conveyed is further described as being all that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being on the southern side of Chicopee Drive, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 17 on a plat of Stucawa made by Stubblefield & Walker, Inc., surveyed by Ruben K. Walker dated July 12, 1947 and revised May 6, 1949 and recorded in the Office of the ROD for Richland County in Plat Book N, Page 52 and being more particularly shown and designated on a plat prepared for Wayne Tarrant Gerard by Belter & Smith, Inc., dated September 21, 1971 and recorded in Plat Book X, Page 5465. This being the same property acquired from Rosemary Elizabeth Byrd by deed dated May 10, 2012 and recorded May 11, 2012 in Deed Book 1764, Page 1405 in the records of the ROD Office for Richland County and shown as Tax Map Nos. R06014-06-02.

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.

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 **190** \_\_\_\_\_

SCDOT R/W Form 802 (12-10)

Permission (continued)

**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 16th day of November, in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:

Thomson  
1<sup>st</sup> Witness

Joseph S. Byrd, Jr.  
Joseph S. Byrd, Jr. 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 Lexington )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this Nov. 16, 2020 by Joseph S. Byrd, Jr.

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 10, 2029  
(Affix seal if outside SC)

Checked \_\_\_\_\_ By \_\_\_\_\_  
Recorded \_\_\_\_\_ By \_\_\_\_\_ Tract 190  
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 Chicapee Drive,  
bearing the entire County Tax Map Number R06014-06-02, was transferred  
by Joseph S. Byrd, Jr.  
to The South Carolina Department of Transportation on November 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):  
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 17th  
day of November 2020  
Melissa A. [Signature]  
Notary Public for South Carolina  
My Commission Expires: 8/28/2025

[Signature]  
Responsible Person Connected with the Transaction  
John E. Terry  
Print or Type Name Here