

THE STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON/RICHLAND

TITLE TO REAL ESTATE
Approximate Survey Stations

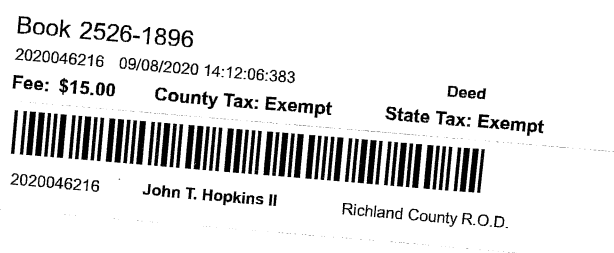
| | |
|----------------|-----------------------------------|
| Road/Route | I-26 (Carolina Crossroads) |
| Project ID No. | P027662 |
| Tract | 308 |

| | | |
|------------------------|----|--|
| See Special Provisions | To | |
| | To | |
| | To | |

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Frederick B. Moore, 420 Gale Drive, Columbia, South Carolina 29210** in consideration of the sum of **One Hundred Thirty Thousand Thirty Four and no/100 Dollars (\$130,034.00)** 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 of land containing 0.31 of an acre (13,530 SF) of land, more or less, being the entire property and all improvements thereon, **including the 1,646 square foot brick residence**, owned by Frederick B. Moore. The property herein being conveyed is further described as being all that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being in Richland County, State of South Carolina, being shown and delineated as Lot 26 of Block D of Skyview Terrace on a subdivision plat thereof prepared by B.P. Barber & Associates and recorded in the Office of the Register of Deeds for Richland County in Plat Book R at pages 56 and 57. Said lot being more particularly shown on a plat prepared by Christopher Hance by United Design Services, recorded in Record Book 386, Page 86. Reference is made to above plat for a more complete and accurate description. Be all measurements a little more or less. This being the same property acquired from Christopher G. Hance and Ann E. Stephens by deed dated December 4, 2007 and recorded December 10, 2007 in Deed Book 1382, Page 2553 in the records of the ROD Office for Richland County and shown as Tax Map No. R06014-10-02.



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 308


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.

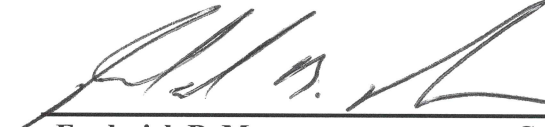
TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

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

Signed, sealed and delivered in the presence of:



1st Witness



Frederick B. Moore Grantor (L.S.)




2nd 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 07/20/2020 by Frederick B. Moore.



Signature of Notary Public
Cedric Lee Thomas Jr

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA
My Commission Expires: 1-18-2027
(Affix seal if outside SC)

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 420 Gale Drive
bearing the entire County Tax Map Number R06014-10-02, was transferred
by Frederick B. Moore
to The South Carolina Department of Transportation on July 20, 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.
Item 2 (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.


Responsible Person Connected with the Transaction

Cedric Lee Thomas
Print or Type Name Here

SWORN to before me this 27th
day of July 2020
Melissa V. Co
Notary Public for South Carolina
My Commission Expires: 8/28/2025