


Book 2539-2620
2020054957 10/15/2020 13:25:21:397 Deed
Fee: \$15.00 County Tax: Exempt State Tax: Exempt

2020054957 John T. Hopkins II Richland County R.O.D.

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 200

223+00 To 226+00 RT
US Route 176 (Broad River Road)
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Jamz, LLC, 2219 Broad River Road, Columbia, South Carolina 29210 in consideration of the sum of One Hundred Ninety Five Thousand and no/100 Dollars (\$195,000.00) 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 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 **0.051 acre (2,221 SF)**, more or less, and all improvements thereon, if any, including damages and rights of access as may be needed for controlled access facilities, being a portion of the property, owned by Jamz, LLC 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 Buena Vista Holdings, LLC, a South Carolina Limited Liability Company, formerly Buena Vista Associates, a South Carolina General Partnership (converted from Partnership to Limited Liability Company on November 2, 2007) by deed dated January 13, 2016 and recorded January 28, 2016 in Deed Book 2084, Page 3903 in the ROD Office for Richland County as shown as Tax Map No. R07402-05-02.

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), 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 200

SCDOT RAW Form 802 EXHI (10-2019)

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 1ST day of September in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:

Jamz, LLC

Mtakach
1st Witness

BY: [Signature]
Grantor (L.S.)

[Signature]
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 Lichland)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 9/11/20 by Kenneth Scott McMillan of Jamz, LLC, a Owner of corporation, on behalf of the corporation.

[Signature]

Signature of Notary Public
Meredith L. Wolf

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

SOUTH CAROLINA

My Commission Expires:
(Affix seal if outside SC)

3/8/2029

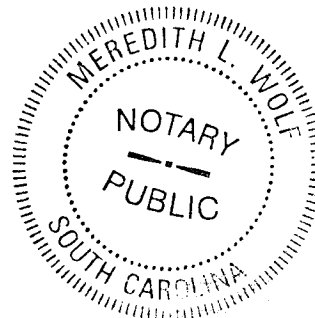
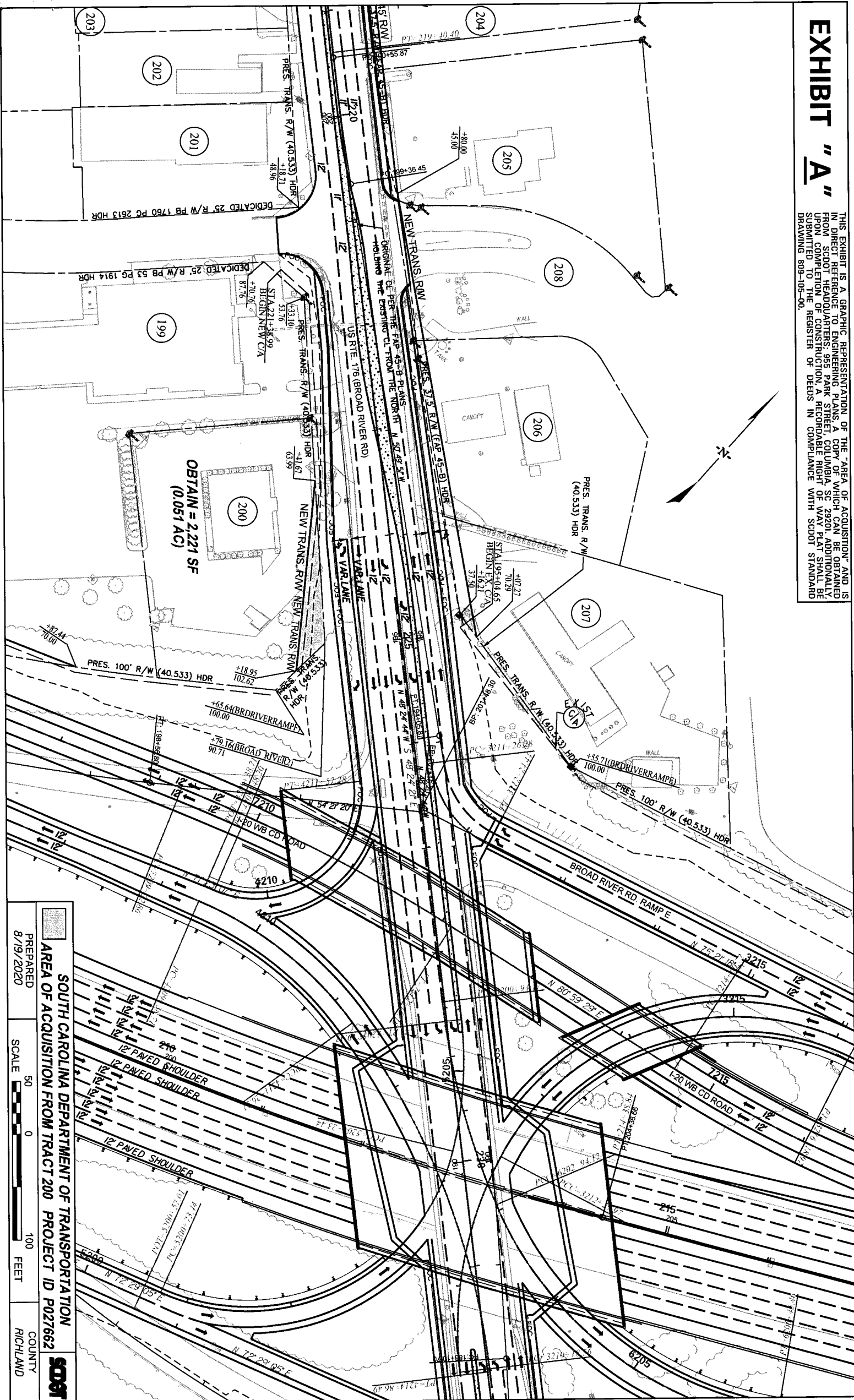


EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAN SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



PREPARED

8/19/2020

SCALE

50 0 100

FEET

COUNTY

RICHLAND

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

AREA OF ACQUISITION FROM TRACT 200 PROJECT ID P027662

SCDOT

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 Broad River Road,
bearing a portion of County Tax Map Number R07402-05-02, was transferred
by Jamz, LLC
to The South Carolina Department of Transportation on September 1, 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 23rd
day of September 2020
[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