


Book 2552-63

2020062721 11/16/2020 15:11:17:763

Deed

Fee: \$15.00 County Tax: Exempt State Tax: Exempt



2020062721 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 380

9007+00 To 9009+00 LT

RD S-2891 (Morninghill Drive Relo)

To

To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) HWY 3 MOBILE HOME PARK, LLC, a South Carolina Limited Liability Company, 131 Morninghill Drive, Suite 2, Columbia, South Carolina 29210 in consideration of the sum of Fifteen Thousand and no/100 Dollars (\$15,000.00) 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.

SPECIAL PROVISIONS:

The above consideration is for **0.040 acre (1,752 SF)** of land, more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, being a portion of the property, owned by HWY 3 MOBILE HOME PARK, LLC, a South Carolina Limited Liability Company, and shown as the “Area of Acquisition” on Exhibit “A”, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 8999+92.87 and 9029+82.97. This being the same property acquired from TH RENTALS, LLC, a South Carolina Limited Liability Company dated July 17, 2015 and recorded July 17, 2015 in Deed Book 2043, Page 2284 in the ROD Office for Richland County as shown as Tax Map No. R05915-03-06.

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 380

SCDOT R/W 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 2nd day of October, in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:

**HWY 3 MOBILE HOME PARK, LLC, a South Carolina Limited Liability Company**

Ansie Smith  
1<sup>st</sup> Witness Ansie Smith

Benjamin Cognata  
BY: Benjamin Cognata Grantor (L.S.)

[Signature]  
2<sup>nd</sup> Witness

Managing PTNR  
ITS: Managing PTNR

**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 10/2/2020 by Benjamin Cognata of HWY 3 MOBILE HOME PARK, LLC, a South Carolina Limited Liability Company, on behalf of the LLC.

[Signature]  
Signature of Notary Public  
Cedric Lee Thomas Jr  
Printed Name of Notary Public

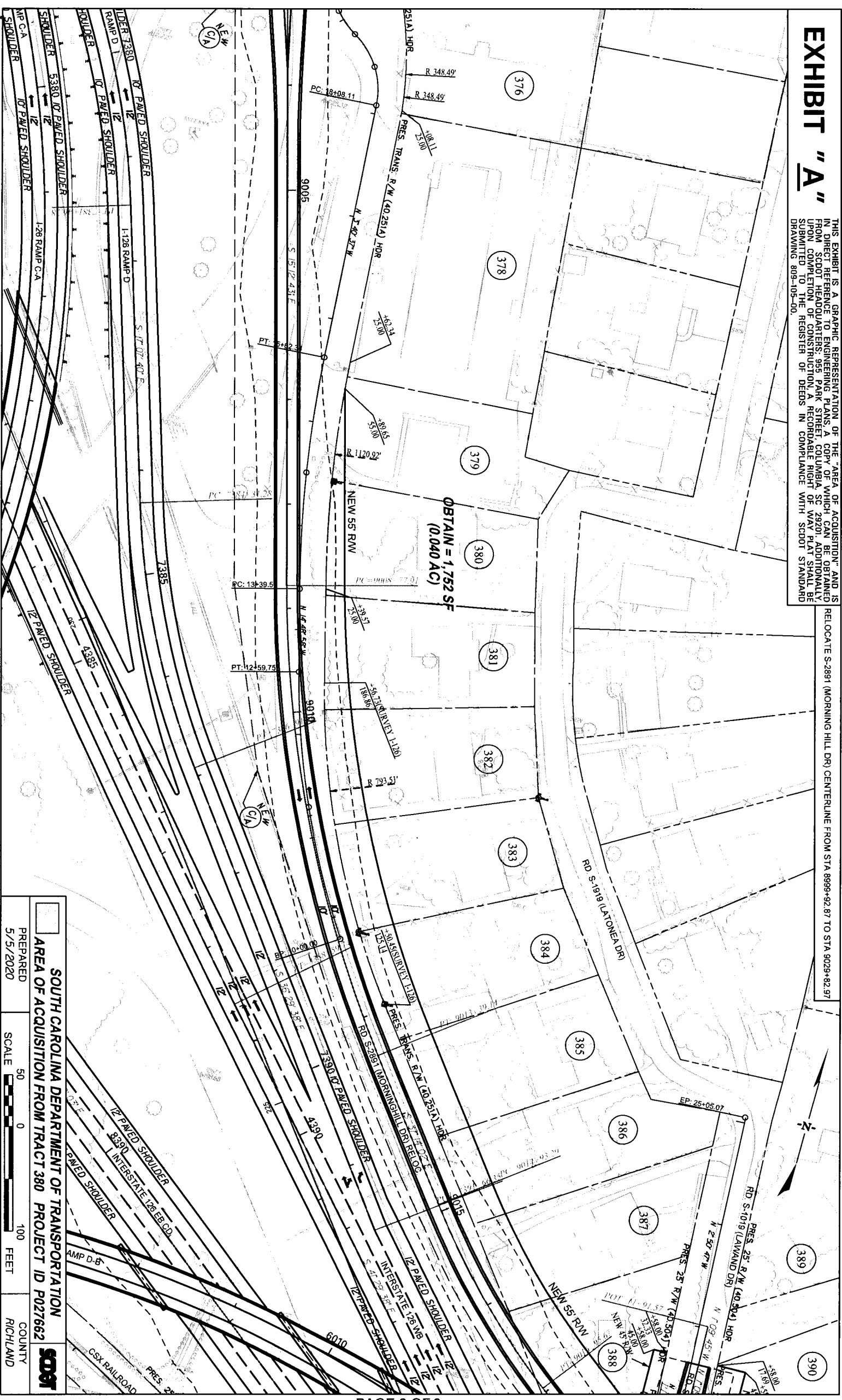
**NOTARY PUBLIC FOR THE STATE OF** SOUTH CAROLINA

My Commission Expires: 1-18-2027  
(Affix seal if outside SC)

# 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 SCOTT HEADQUARTERS, 955 PARK STREET, COLUMBIA SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDDT STANDARD DRAWING 809-109-00.

RELOCATE S-2891 (MORNING HILL DR) CENTERLINE FROM STA 8999+92.87 TO STA 9029+82.97



OBTAIN = 1,752 SF  
(0.040 AC)

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 Latonea Drive,  
bearing a portion of County Tax Map Number R05915-03-06, was transferred  
by HWY MOBILE HOME PARK, a South Carolina Limited Liability Company  
to The South Carolina Department of Transportation on October 2, 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 13th  
day of October 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