


SCDOT R/W Form 802 (10-2019)

Book 2522-1922  
2020043700 08/27/2020 12:06:39:997 Deed  
Fee: \$15.00 County Tax: Exempt State Tax: Exempt  
  
2020043700 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 402

See Special Provisions	To	
	To	
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) MD Investment-Lawand, LLC (aka) MD Investments-Lawand, LLC, a South Carolina limited liability company, 500 Lawand Drive, Columbia, South Carolina 29210 in consideration of the sum of Eight Hundred Sixty Thousand and no/100 Dollars (\$860,000.00) 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 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 piece, parcel or lot of land containing 0.439 acre, more or less, being the entire property and all improvements thereon, **including the 7,166 square foot two-story building**, owned by MD Investment-Lawand, LLC (aka) MD Investments-Lawand, LLC, a South Carolina limited liability company. The property herein being conveyed is further described as being all that certain piece, parcel, lot or tract of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina and being more particularly shown and delineated as 0.439 acre on plat prepared for Arrowwood Properties – A General Partnership by Leon Campbell & Assoc., Inc., dated April 10, 1985 and recorded April 23, 1985 in Plat Book 50 at Page 2956, Office of the RMC for Richland County; said property being more particularly shown and described as 0.439 acre on a plat prepared for MD Investments, L.L.C. by Jay S. Joshi, P.L.S., dated January 20, 1998, to be recorded and having such metes and bounds as shown on last above-described plat which is incorporated by reference. This being the same property conveyed to MD Investment-Lawand, LLC by deed of Arrowwood Properties, a general partnership dated January 28, 1998 and recorded February 18, 1998 in Deed Book 1434, Page 67 in the ROD Office for Richland County as shown as Tax Map No. R07302-05-01.

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 402

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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 16 day of June, in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:

MD Investment-Lawand, LLC (aka) MD Investments-Lawand, LLC, a South Carolina limited liability company

[Signature]  
1<sup>st</sup> Witness

[Signature]  
By: Michael B. Dodds Grantor (L.S.)

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

President  
Its:

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 6/16/2020 by Michael B Dodds of MD Investment-Lawand, LLC a                      corporation, on behalf of the corporation.

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

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA  
My Commission Expires: 1-18-2021  
(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 500 Lawand Drive  
bearing the entire County Tax Map Number R07302-05-01, was transferred  
by MD Investment-Lawand, LLC (aka) MD Investments-Lawand, LLC a South Carolina limited liability company  
to The South Carolina Department of Transportation on June 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):  
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.

SWORN to before me this 29  
day of June 2020  
Melissa A. A.  
Notary Public for South Carolina  
My Commission Expires: 8/28/2025

Responsible Person Connected with the Transaction  
J. E. TERRY  
Print or Type Name Here