

Newberry County GIS

Parcel #234-10

OWNER

TIPALDOS MARTIN G &
128 PAUL LONG RD
NEWBERRY, SC 29108

LEGAL

Grantors Name: BOWEN VALERIE
MICHELLE LEVER &

Sale Price: \$39,000.00

Sale Date: 08/11/2017

Deed Book: 1989

Deed Page: 116

Plat Book: M ✓

Plat Page: 11 ✓

PROPERTY INFO

Parcel ID: 234-10

Card Number: 1

Location: 128 PAUL LONG

Land Use Code: 4001: Qualified
Owner-Occupied Improved

Acres/Lots: 1.9



* THIS MAP IS NOT TO BE USED AS A PLAT *

Tract #1

Was

DB 1989
7.116
234-10

Tract #1

201700039326
 Filed for Record in
 NEWBERRY COUNTY, SC
 ELIZABETH P FOLK, CLERK OF COURT
 08-16-2017 At 10:49 am.
 DEED 10.00
 STATE 101.40
 COUNTY 42.90
 OR Book 1989 Page 116 - 117

SOUTH CAROLINA GENERAL WARRANTY DEED

COUNTY: Newberry
 CITY: Newberry

TAX MAP NUMBER: 234-10
 DATE: August 11, 2017

Grantor	Grantee
Valerie Michelle Lever Bowen, Individually And Special Needs Trust for the Benefit of Jeffery K. Lever, Valerie M. Bowen, Trustee 713 Boundary Street Newberry, SC 29108	Martin G. Tipaldos and Teresa M. Tipaldos 128 Paul Long Road Newberry, SC 29108

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Thirty-Nine Thousand and 00/100 Dollars (\$39,000.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

All that certain piece, parcel or tract of land, with any improvement thereon, situate, lying and being in Tax District No. 1 outside, County of Newberry, State of South Carolina, containing approximately 1.9 acres, more or less, said tract being more particularly described on a plat thereof made by Claude E. Johnson, Surveyor, dated February 28, 1953, and recorded in the Office of the Clerk of Court for Newberry County in Plat Book "M" at Page 11. Said tract being bounded on the northeast by the Bush River Road and on the southeast, southwest and northwest by lands now or formerly of Oscar L. Johnson.

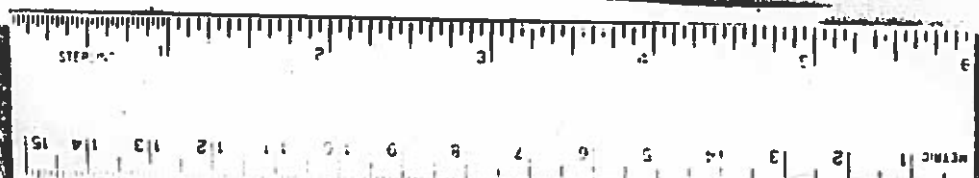
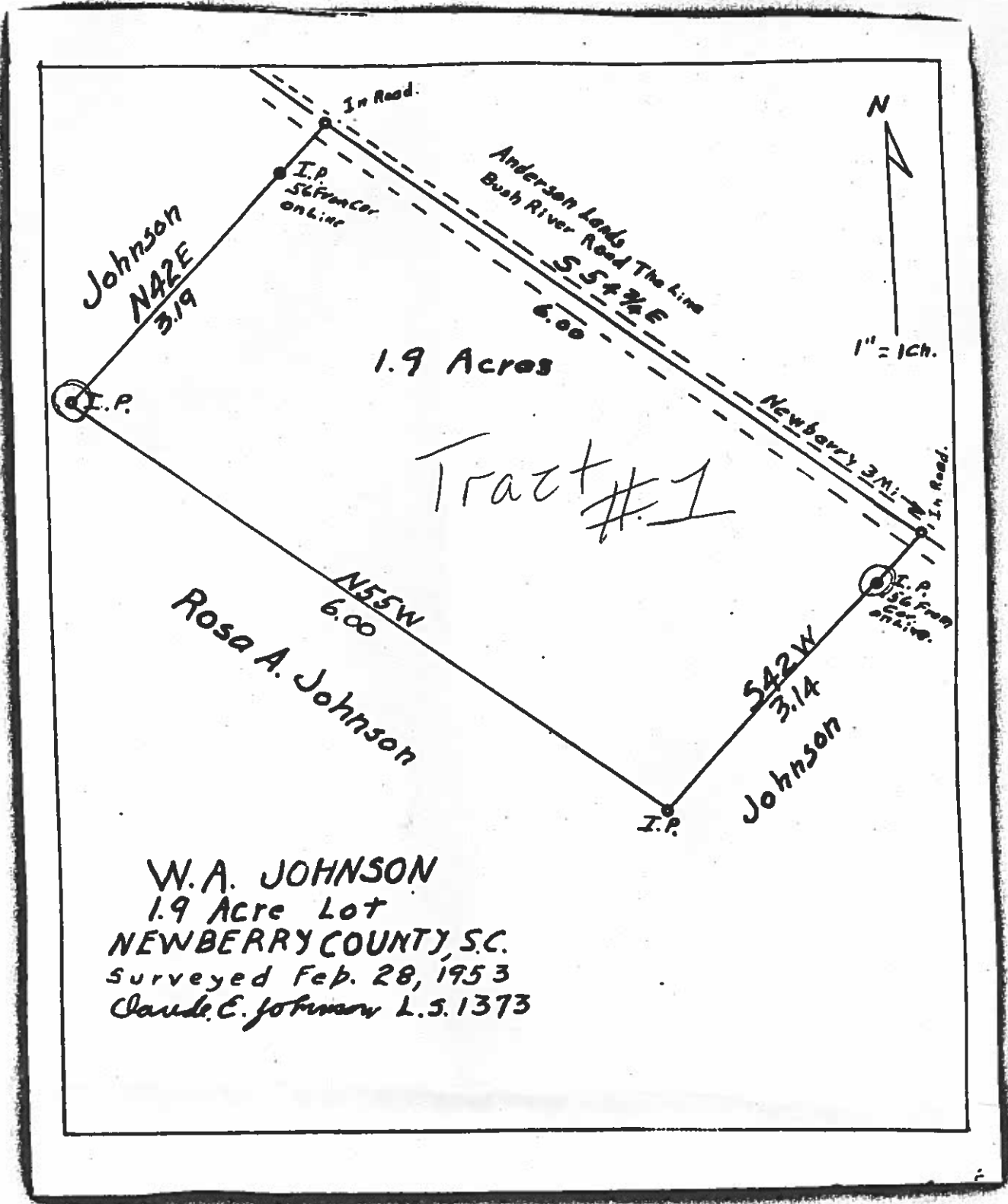
This being the same property devised to Valerie Michelle Lever Bowen by Deed of Distribution in the Estate of Beverly Anne Lever, recorded in the office of the Clerk of Court for Newberry County in Book 1963, at page 67. Thereafter, a Corrective Deed of Distribution, devising a Two-thirds interest (2/3) to Valerie Michelle Lever Bowen and a One-third (1/3) interest to Charles D. Lever to said property, was recorded July 14, 2017 in Book 1982, at page 255. Thereafter, Valerie Michelle Lever Bowen quit-claimed a One-third (1/3) interest in said property to Charles D. Lever by Quit Claim Deed recorded July 14, 2017 in Book 1982, at page 257. Thereafter, Charles D. Lever conveyed his One-third interest in said property to Valerie M. Bowen, Trustee for the Special Needs Trust for the Benefit of Jeffery K. Lever, recorded July 14, 2017 in Book 1982, at page 263. Thereafter a Corrective Deed from Valerie Michelle Lever Bowen to Charles D. Lever, conveying a One-third (1/3) interest in said property, recorded August 7, 2017 in Book 1987, at page 323. This deed was prepared and recorded in order to clarify that Charles D. Lever was now the owner of a One-third (1/3) interest and Valerie Michelle Lever Bowen is the owners of a Two-third (2/3) interest in said property. Thereafter, Charles D. Lever conveyed his One-third (1/3) interest in said property to Valerie Michelle Lever Bowen, Trustee for the Special Needs Trust for the Benefit of Jeffery K. Lever, recorded August 7, 2017 in Book 1987, at page 327.

PB M

P. 11

234-10

M-11



berry County GIS

Parcel #234-30

OWNER

JOHNSON BRENT ELBERT
3561 WOODSHIRE TRL
MARIETTA, GA 30066

LEGAL

Grantors Name: JOHNSON LAVAL H

Sale Price: \$5.00

Sale Date: 12/15/2003

Deed Book: 915 ✓

Deed Page: 216 ✓

Plat Book:

Plat Page:

PROPERTY INFO

Parcel ID: 234-30

Card Number: 1

Location: BUSH RIVER

Land Use Code: 4AGV: Qualified
Agricultural Vacant

Acres/Lots: 8.63



• THIS MAP IS NOT TO BE USED AS A PLAT •

234-29

Betty Campbell Johnson

DD 542 p 225

DI12 p.3 1.29 AC ✓

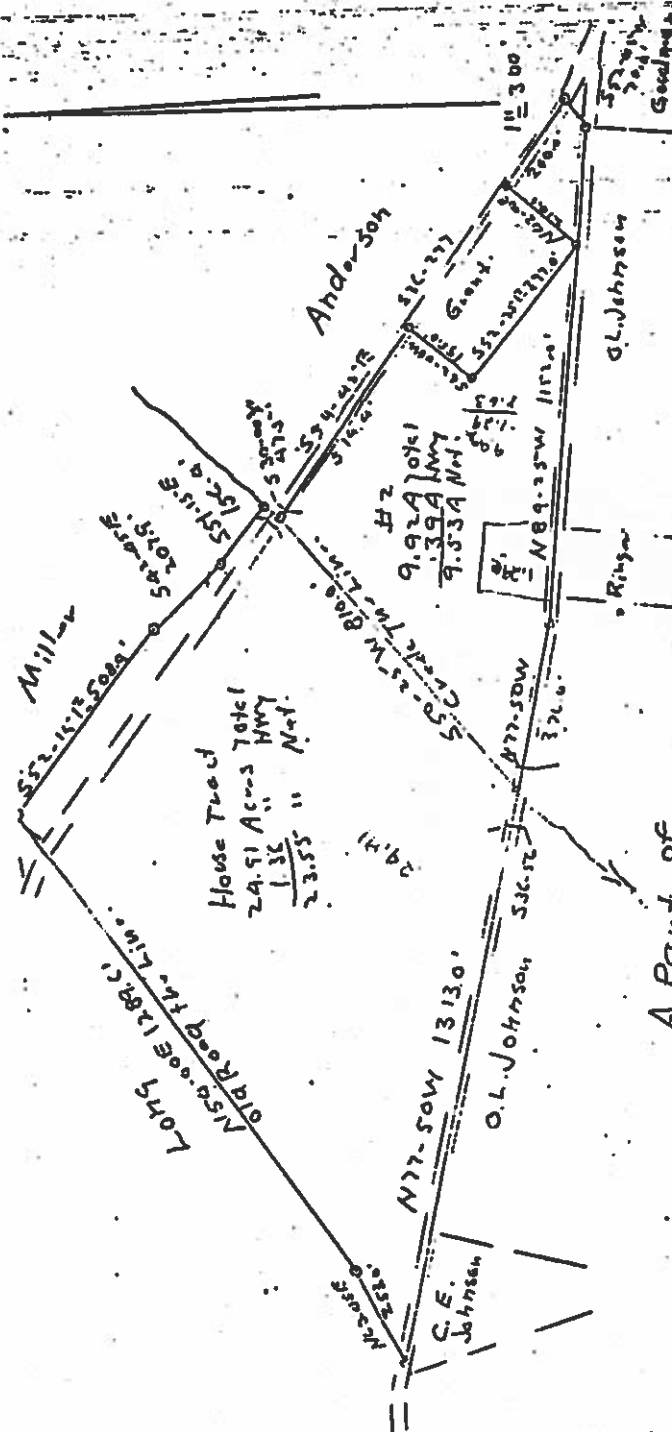
0

592 219

1221 110

Tract #2

P. 225



A Part of
OSCAR L. JOHNSON Land
Newberry County, S.C.
4 Miles West of Newberry, S.C.

Cut off June 19, 1975

David E. Folstein
L.S. 1323

Tract #2

Lake

DB 915

p. 216

STATE OF SOUTH CAROLINA)
COUNTY OF NEWBERRY)

TITLE TO REAL ESTATE

234-30

KNOW ALL MEN BY THESE PRESENTS, that the undersigned LAVAL H. JOHNSON hereinafter referred to as the "Grantor," in the State aforesaid, in consideration of the sum of FIVE DOLLARS AND THE LOVE AND AFFECTION WHICH I BEAR FOR MY SON to him well and truly paid by BRENT ELBERT JOHNSON, whose mailing address is hereinafter set forth, hereinafter referred to as the "Grantee," at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does

grant, bargain, sell and release unto the said:

NEWBERRY COUNTY

ASSESSOR

234-30

TAX MAP #

PART OF MAP #

TAX YEAR 2004

BY JLB

BRENT ELBERT JOHNSON, HIS HEIRS AND ASSIGNS FOREVER
DESCRIPTION OF PREMISES CONVEYED ("The Premises"):

All that piece, parcel or tract of land lying and being situate in the County of Newberry, State of South Carolina, Tax District No. 3 and containing nine and 92/100 (9.92) acres, more or less, said parcel being shown and depicted by plat of Claude E. Johnson dated June 19, 1975 entitled "A part of Oscar L. Johnson Land" which plat being recorded in the office of the Clerk of Court for Newberry County in Deed Book 592 at page 225, reference thereto being craved for a more precise and accurate description according to metes, bounds, courses and distances. According to said plat, the within described parcel is bounded on its north by lands of Anderson and Grant; east by lands of Goodman; south by lands of Johnson and Ringer and west by Creek (now or formerly known as Reedy Branch).

LESS: All that piece, parcel or lot of land lying and being situate in the County of Newberry, State of South Carolina, containing one and 29/100 (1.29) acres, more or less, and being bounded generally on the west, north and east by property hereinabove described and on the south by centerline of road S36-56 for a distance of 225 feet. Said lot is more particularly described on a plat entitled "1.29 acres lot cut from land of O.L. Johnson" prepared by Claude E. Johnson dated June 27, 1975. Said plat being recorded in Newberry County Deed Book 592 at page 221, reference thereto being craved for a more precise and accurate description according to metes, bounds, courses and distances. According to said plat, the within described parcel is described as follows: Beginning at a point located in the centerline of Road S36-56, said point being southwestern corner of said lot, and running thence N5-35E in a straight line two hundred fifty (250) feet to a point, thence S84-25E two hundred twenty-five (225) feet to a point; thence S5-35W two hundred fifty (250) feet to a point in centerline of Road S36-56, thence N84-25W two hundred twenty-five (225) feet to point of beginning.

This is the identical parcel as was conveyed to Grantor herein by Deed of Distribution of the Estate of Mildred H. Johnson recorded August 9, 2002 with the office of the Clerk of Court for Newberry County in Deed Book 592 at page 222.

TAX MAP REFERENCE NUMBER:

234-30

FILED RECORDED, INDEXED.

12/16/2003 11:12:15AM

Rec Fee: 10.00

St Fee: 0.00

Co Fee: 0.00

Pages: 3

Clerk of Court

Jackie S. Bowers

Tract #2



Newberry County GIS

Parcel #234-31

OWNER

JOHNSON KEITH ALLEN ETAL
440 PAUL LONG RD
NEWBERRY, SC 29108

LEGAL

Grantors Name: JOHNSON MILDRED
H

Sale Price: \$0.00

Sale Date: 08/08/2002

Deed Book: 592

Deed Page: 226

Plat Book:

Plat Page:

PROPERTY INFO

Parcel ID: 234-31

Card Number: 1

Location: 440 PAUL LONG

Land Use Code: 4001: Qualified

Owner-Occupied Improved

Acres/Lots: 21.946



* THIS MAP IS NOT TO BE USED AS A PLAT *

234-25 AN vol 2 p134 ✓

232-9 pB 8 p299 ✓

Tract
#3

DB 592
Pg 226

Tm# 234-31

NEWBERRY COUNTY ASSESSOR	
TAX MAP #	234-31
PART OF MAP #	234-9
TAX YEAR	2007
BY	JAKO

0004810 Sk: 0592 Pg: 0226 *file*

STATE OF SOUTH CAROLINA

COUNTY OF NEWBERRY

IN THE MATTER OF MILDRED H. JOHNSON

CASE NUMBER 01ES36-76

PROBATE COURT

FILED, RECORDED, INDEXED
08/09/2002 09:45:46AM
Rec Fee: 10.00 St Fee: 0.00
Clerk of Court
Tara S. Bowers
Pages: 3

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 31st day of January, 2001; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Newberry County, South Carolina in File # 01ES36-76 and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Laval H. Johnson, 440 Paul Long Road, Newberry, SC 29108, for and during the term of his natural life thereafter unto Keith Allen Johnson, Brent Elbert Johnson and Brian Scott Johnson, their heirs and assigns forever.

The following described property:

All that piece, parcel or tract of land, lying and being situate in the County of Newberry, State of South Carolina, Tax District No. 3 and containing twenty-four and 91/100 (24.91) acres, more or less, said parcel being shown and depicted by plat of Claude E. Johnson dated June 19, 1975 and titled: "A part of Oscar L. Johnson Land" which plat is attached hereto and incorporated herein by reference. According to the above described plat, the within described parcel is bounded on its west by Long; north by lands of Miller; east by creek (previously known as Reedy Branch); south by lands of Johnson.

This is a portion of that parcel as was conveyed to Decedent by Estate of her husband, Oscar L. Johnson found in Newberry County Probate File 83ES36-89.

TOGETHER with all and singular, the Rights, Members, Hereditament and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

Tract # 3

Newberry County GIS

Parcel #232-3

OWNER

LONG DENISE G
825 HERMAN WISE RD
NEWBERRY, SC 29108

LEGAL

Grantors Name: MEALING STEPHANIE
M

Sale Price: \$162,140.00

Sale Date: 03/20/2001

Deed Book: 558

Deed Page: 31

Plat Book: B197

Plat Page: 6

PROPERTY INFO

Parcel ID: 232-3

Card Number: 1

Location: E ON HWY 56

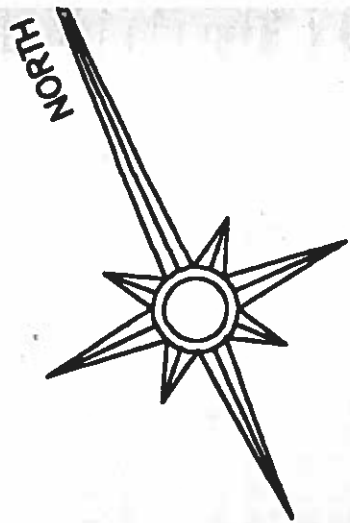
Land Use Code: 4AGV: Qualified
Agricultural Vacant

Acres/Lots: 81



* THIS MAP IS NOT TO BE USED AS A PLAT *

Tract #4



REF. D.B. 512 PG. 278
PLAT BY
CLAUDE E. JOHNSON
DATED 6-21-77
FOR HOMER F. LONG

Clerk of Court
PB B 17 pg. 6

N/F LUTHER F. LONG ETAL
REF. D.B. 512 PG. 278
PLAT BY
CLAUDE E. JOHNSON
DATED 6-21-77
FOR HOMER F. LONG

Tm#232-3

N/F PAUL B. LONG
REF. D.B. 292 PG. 9
D.B. 188 PG. 113
P.B. AP VOL. 2 PG. 176

N/F MILDRED JOHNSON
REF. P.J. 83-ES3600
P.B. 0 PG. 24

N 23°53'37"E 1643.03'
N 22°38'48"E 1320.00'

66' R/W (S-36-277)
HERMAN WISE ROAD

81.07 ACRES TOTAL
0.49 ACRES IN RD. R/W
1.85 ACRES IN DUKE R/W
78.73 ACRES NET TOTAL

PROPERTY LINE FOLLOWS
CENTER OF OLD ROAD BED THIS
AREA

66' R/W (S-36-277)
PAUL LONG ROAD

N 56°31'17"W 507.09'
N 47°03'12"W 207.44'
N 55°49'59"W 177.89'

DUKE ENERGY TRANSMISSION LINE
68' R/W CLEARED

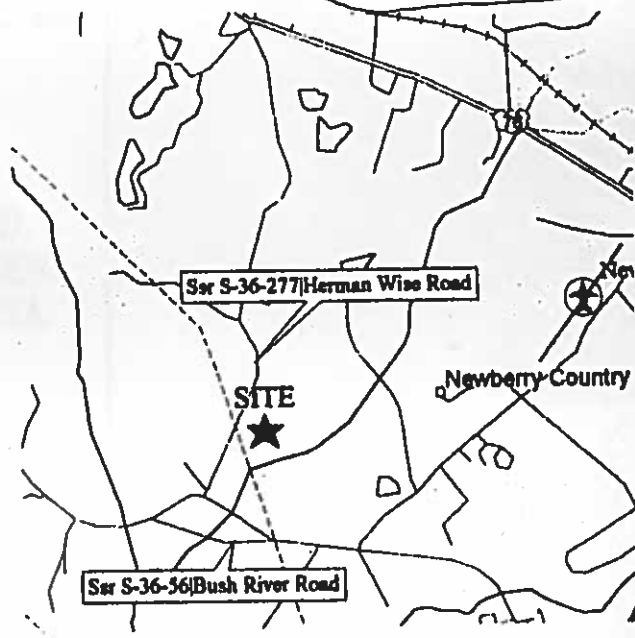
S 45°49'53"E 598.63'

S 46°18'30"E 1117.03'

N/F WILLIAM WALLACE RISER, JR.
& MARY CLARY RISER
REF. PLAT BY
CLAUDE E. JOHNSON
DATED 5-20-69
FOR W.W. RISER

IPS 3/4" REBAR PT. LIGHTER STUMP
S 13°58'37" 368.69'

N/F WILLIAM HENRY ANDER
& OPAL B. ANDERSON
REF. D.B. 75 PG. 246



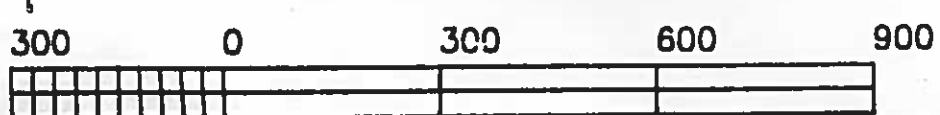
PROPERTY OF
DENISE G. LONG
PROPERTY LOCATED AT THE
INTERSECTION OF HERMAN WISE
& PAUL LONG RD. AT REEDY CR
NEWBERRY COUNTY, SOUTH CAROLINA
REFERENCES: D.B. 540 PG. 30;
PLAT IN COURT CASE #5901
SURVEYED MARCH 9, 2001

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the Minimum Standards for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class survey as specified therein; also there are no visible encroachments or projections other than shown.

C. A. Shealy, III

C.A. SHEALY, III
SCRLS 15182
2011 MOWER STREET

NOTE: 1. NO NEW PROPERTY LINES ESTABLISHED
2. AREA DETERMINED BY D.M.D. METHOD



Newberry County GIS

Parcel #285-13

OWNER

ANDERSON WILLIAM HENRY
DECEASED
1777 BUSH RIVER RD

LEGAL

Grantors Name: ANDERSON WILLIAM
HENRY &

Sale Price: \$0.00

Sale Date: 11/28/2006

Deed Book: 1222

Deed Page: 312

Plat Book:

Plat Page:

PROPERTY INFO

Parcel ID: 285-13

Card Number: 1

Location: 1777 BUSH RIVER

Land Use Code: 6RI: Non-Qualified
Residential Improved

Acres/Lots: 86



Tract
#5

FILED, RECORDED, INDEXED
01/05/2007 10:10:14AM
Rec Fee: 10.00 St Fee: 0.00
Co Fee: 0.00 Pages: 2
Clerk of Court
Jackie S. Bowers

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

ELECTRIC POWER LINE
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS That I/we,

William Henry Anderson and Opal B. Anderson

hereinafter referred to as "Grantor," in consideration for a good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, transfer and convey unto Newberry Electric Cooperative, Inc., hereinafter referred to as "Grantee," its successors and/or assigns, a perpetual easement twenty feet (20') in width, together with the right to enter upon the lands of the Grantor, situated in the County of Newberry, State of South Carolina, and more particularly described hereinbelow:

Acreage:	<u>86.3</u>
TMS No.:	<u>285-13</u>
Derivation:	<u>R.H. Anderson</u>
Plat Reference:	<u>NA</u>
Bounded by:	<u>Mildred S. Bouknight Life Est.</u>
	<u>Jack M. and Jenny R. Bouknight</u>

together with a temporary construction easement twenty feet (20') in width, to construct, operate, maintain, repair, remove, and replace on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, consisting of cables, towers, guy wires, and all necessary and useful appurtenances and accessories, above or under the ground, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, leaning, or dangerous trees that are tall enough to strike the wires in falling, and/or make necessary repairs to underground distribution or transmission line or system and make such excavation as may be necessary, together with all structures and appliances necessary or convenient therewith, together with all rights and privileges incident to the use thereof, together with the right of ingress and egress to and along the said line or system, under, across, and through the land of Grantor described hereinabove.

The location of the right of way easement is more particularly described as follows:
As per location of constructed line

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said right of way easement belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said right of way easement before mentioned unto the said Newberry Electric Cooperative, Inc., its successors and assigns forever.

Tract
#5

THE STATE OF SOUTH CAROLINA, COUNTY OF NEWBERRY

DB 75
P. 246

#285-13

Tract #5

KNOW ALL MEN BY THESE PRESENTS, That I, R. H. Anderson, of the County of Newberry,

in the State aforesaid, for and in consideration of the sum of Five and No/100 (\$5.00) and other valuable considerations to me in hand paid at and before the sealing of these presents by William Henry Anderson --

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said William Henry Anderson, his heirs and assigns forever;

All that piece, parcel or tract of land situate, lying and being in Tax District No. 1, outside Newberry County, State of South Carolina, containing eighty-six and 3/10 (86.3) acres, more or less, and being bounded on the north by Reedy Branch and lands, now or formerly, of Clarence Wallace, on the east by lands of Clarence Wallace and Oscar Bouknight, on the south by Bush River Road which separates it from lands, now or formerly, of William Johnson, and on the west by Bush River Road and by Reedy Branch which separates it from land of Ira Miller; said tract is more particularly described on a plat thereof made by F. W. Higgins, Surveyor, on the 31st day of December, 1904, as follows: BEGINNING at the intersection of Reedy Branch and the old Bush River Road and running thence in a southeasterly direction along the said road 30.32 chains to a corner; thence north 43 degrees East 23.81 chains to a corner on a stake near a pine; thence north 49 degrees west 14.88 chains to a corner on a willow post near a sweet gum; thence north 6 degrees west 4.75 chains to a poplar at Reedy Branch; thence with Reedy Branch in a Southwesterly direction to the point of BEGINNING. This is the identical tract which was conveyed to R. H. Anderson by deed of W. W. Bullock, dated December 8, 1936, and now recorded in the office of the Clerk of Court for Newberry County in Deed Book 42 at page 373.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, All and singular, the said Premises before mentioned unto the said William Henry Anderson, his

AND I do hereby bind myself, my

Heirs and Assigns forever. Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said William Henry Anderson, his

Heirs and Assigns, against all and all other persons lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY Hand and Seal, this 29th day of September in the year of our Lord one thousand nine hundred and fifty-nine, in the one hundred and eighty-fourth year of the

Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Robert D. Schumpert

R. H. Anderson

(L. S.)

T. Roy Sumner, Jr.

(L. S.)

THE STATE OF SOUTH CAROLINA, Newberry County.

PERSONALLY appeared before me Robert D. Schumpert and made oath that he saw the within-named R. H. Anderson sign, seal and as his act and deed, deliver the within-written

Deed, and that he with T. Roy Sumner, Jr. witnessed the execution thereof.

SWORN to before me, this 29th day of September, A. D. 19 59

Robert D. Parler

(L. S.)

Robert D. Schumpert

Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, Newberry County.

RENUNCIATION OF DOWER

I, Robert D. Schumpert, Notary Public for South Carolina, do hereby certify unto all whom it may concern, that

Mrs. Mary E. Anderson the wife of the within-named R. H. Anderson

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within-named William Henry Anderson, his

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in, or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 29th day of September, Anno Domini 19 59

Robert D. Schumpert

(L. S.)

(SEAL) Mary Lou E. Anderson

A true record. September 29th, 19 59 (2:47 PM)

BURKE M. WISE

G. G. C. P.