

## SC 168 CREEK #P042512

PARCEL#	ParcelId	OwnerName	OwnerAddress2	OwnerCityStZip	DB	DB_PG	DB_PG	PB	PB_PG	PB DATE	DESC
1	307-00-03-013	SUEK CHESILIN DANIELLE & MARK AARON	229 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	2791	341	DB 2791 PG 341	P-55	464	3/14/2022	LITTLE CHOESTOE RD (7.59 AC)
2	307-00-03-009	GILLIAM ROGER & RENAE	237 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	1697	168	DB 1697 PG 168	P-39	52		12-A-426
3	307-00-03-010	LIST JOHN & MARJORIE	142 HAPPY HOLLOW RD	MARSHALL, NC 28753	2482	46	DB 2482 PG 46	P-39	51		E SIDE 168 BLACKJACK COMM
4	307-00-03-004	OWENS JOHN JR & EDWARDS SHIRLEY	130 COMMERCIAL CIR	WESTMINSTER, SC 29693	2460	340	DB 2460 PG 340	B840	4	8/8/2022	TR LITTLE CHOESTOE (4.508AC)
5	307-00-03-019	LAND TROY O & FLORENCE V	295 CREEKSIDE DR	WESTMINSTER, SC 29693	838	142	DB 838 PG 142	B840	4	8/9/2022	LITTLE CHOESTOE RD (6.847 AC)
6	316-00-01-008	BENNETT JAMES R	311 HONEA ROCK DR	WESTMINSTER, SC 29693	1739	237	DB 1739 PG 237	B321	3	9/9/2009	(3.666 AC)
7	316-00-01-091	SMALL STEPHEN THOMAS & RHONDA	335 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	560	132	DB 560 PG 132	P-48	586		P48-586 BP #02-00623/04TY 801
8	316-00-01-089	LOPEZ ANTHONY & EVA	32782 KATHLEEN DR	CHESTERFIELD, MI 48047	1576	335	DB 1576 PG 335	P-50	213	2/8/1984	SOUTH UNION COMM CONT 5 AC
9	316-00-01-092	GILLIAM LOUIE L	195 W SPEARMAN RD	WESTMINSTER, SC 29693	810	337	DB 810 PG 337	P-50	85	10/25/1983	MH 13371 SITS HERE
10	316-00-01-004	REEVES JARED DAVID & ALLIE MARIE	229 PARKER RD	ANDREWS, SC 29510	2660	26	DB 2660 PG 26	B764	9	1/30/2021	(61.628 AC)
11	316-00-01-100	SULLIVAN JAMES K & JAMES A	326 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	1578	115	DB 1578 PG 115	A324	9	2/10/1995	BLACKJACK COMM A324-9
12	316-00-01-093	SMITH DAVID A	318 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	731	54	DB 731 PG 54	P-56	271	9/10/1988	LITTLE CHOESTOE RD (1.01 AC) DECAL 24433
13	316-00-01-095	SMITH DAVID A	316 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693			No Deed Found				LOT 55 & P/O LOT 56 MTN BAY
14	316-00-01-070	EVANS PATRICIA	246 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	2648	26	DB 2648 PG 26	A496	10	5/30/1997	
15	316-00-01-069	EVANS PATRICIA	246 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	2648	26	DB 2648 PG 26	A496	10	5/30/1997	LOT 56 SEC HSA FOXWOOD HILLS (2.582 AC)
16	316-00-01-072	BLACKWELL LEESA R S	214 LITTLE CHOESTOE RD	WESTMINSTER, SC 29693	2252	127	DB 2252 PG 127	P-59	690	6/20/1992	LT 53& 54 SEC HS-A MTN BAY ESTS (5.29 AC)

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

2022 MAR 18 PM 3:05

FOR OFFICE USE ONLY  
THIS PROPERTY DESIGNATED AS  
MAP 307 SUB 00 BLK 03 PARC 013  
ON OCONEE COUNTY TAX MAPS  
*Th. B. R.*  
OCONEE COUNTY ASSESSOR

State of South Carolina  
County of Oconee

# TITLE TO REAL ESTATE

Deed Prepared By:

*EN* Bradley K. Richardson, P.C.  
*04/5* Attorney at Law *450 ByPass 123*  
133 Straight Drive *Sted*  
Anderson, SC 29625 *Seneca SC 29678*

Barcode ID: 2205928 Type: DEE  
Recorded: 03/18/2022 at 03:05:00 PM  
Fee Amt: \$1,236.00 Tax: \$1,221.00  
Oconee, South Carolina, Register Of Deeds Off  
Anna Davison - Register Of Deeds  
Page 1 of 6

BK **2791** PG **341-346**

*014816* KNOW ALL MEN BY THESE PRESENTS, THAT **James W. Sample and Allison R. Sample**, whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 (\$5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **Chesilin Danielle Suek and Mark Aaron Suek**, as joint tenants with rights of survivorship and not as tenants in common hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, in the Blackjack Community, containing 4.827 acres, more or less, as shown and more fully described on a plat thereof prepared by R. Jay Cooper, PLS #4682, dated April 12, 1988, and recorded in the Office of the Register of Deeds for Oconee County, South Carolina in Plat Book P-55 at Page 464, and having the metes and bounds, courses and distances as upon said plat appear.

## DERIVATION:

This being the same property conveyed unto James W. Sample and Allison R. Sample by deed of Cliff A. Sowa and Darlene Grippo-Sowa, dated March 30, 2018 and recorded on April 3, 2018 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 2349 at Page 14.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as containing 2.79 acres, more or less, as shown on plat prepared by Golden Corner Surveying, Inc., dated March 22, 2019 and recorded in the Office of the Register of Deeds for Oconee County, South Carolina in Plat Book B674 at Page 5, and having the metes and bounds, courses and distances as upon said plat appear.

FOR INFORMATIONAL PURPOSES ONLY

TMS # 307-00-03-013

*Cms*  
MAR 22 2022

Auditor, Oconee County S.C.

OCONEE COUNTY  
STATE TAX 858<sup>00</sup>  
COUNTY TAX 363<sup>00</sup>  
EXEMPT \_\_\_\_\_

Property Address: 229 Little Choestoea Road, Westminster, SC 29693

Grantee Address: 229 Little Choestoea Road, Westminster, SC 29693

DERIVATION:

This being the same property conveyed unto James Sample and Allison Sample by deed of Lee S. Keese and Laura W. Keese, dated April 18, 2019 and recorded on April 22, 2019 in the Office of the Register of Deeds for Oconee County, South Carolina in Book 2459 at Page 257.

This conveyance is made subject to all Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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 Grantee **as joint tenants with rights of survivorship and not as tenants in common** their heirs, or successors, and assigns, forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Personal Representatives to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all persons whomsoever as may be lawfully claiming, or to claim the same or any part thereof.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE AND NOTARY BLOCKS TO FOLLOW]

WITNESS Grantor's Hand and Seal, this 9<sup>th</sup> day of March, in the year of our Lord 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

[Signature]  
First Witness – sign here

[Signature]  
James W. Sample

[Signature]  
Second Witness – sign here (can be Notary)

The State of Oregon  
Clatsop County

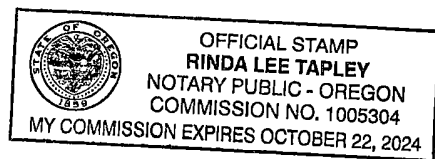
I, the undersigned Notary Public for Oregon (State), do hereby  
certify that James W. Sample personally appeared before me this day and acknowledged the due execution of  
the foregoing instrument.

Witness my hand and seal this 9<sup>th</sup> day of March, 2022 AD.

[Signature] (SEAL)  
Notary Public of

My Commission Expires: 10-22-24

(Affix Seal)





WITNESS Grantor's Hand and Seal, this 14 day of March, in the year of our Lord 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Tiler Gooch  
First Witness – sign here

Allison R. Sample  
Allison R. Sample

Amanda Joe Sherrill  
Second Witness – sign here (can be Notary)

The State of Oregon  
Klamath County

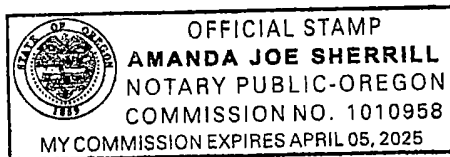
I, the undersigned Notary Public for Oregon (State), do hereby  
certify that Allison R. Sample personally appeared before me this day and acknowledged the due execution of  
the foregoing instrument.

Witness my hand and seal this 14 day of March, 2022 AD.

Amanda Joe Sherrill (SEAL)  
Notary Public of

My Commission Expires: April 05, 2025

(Affix Seal)



STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE ) AFFIDAVIT

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
Page 1 of 2 REGISTER OF DEEDS  
2022 MAR 18 PM 3:05

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 229 Little Choestoea Road, Westminster, SC 29693 bearing Oconee County Tax Map Number 307-00-03-013 .was transferred by James W. Sample and Allison R. Sample to Chesilin Danielle Suek and Mark Aaron Suek on March \_\_\_\_\_, 2022.

3. Check one of the following: The deed is

- (a)   X   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): .

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes        or No       .

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)   X   The fee is computed on the consideration paid or to be paid in money or moneys worth in the amount of \$ 330,000.00
- (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   X   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: \$ 330,000.00
- (b) Place the amount listed in item 5 above here:   0    
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 330,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,221.00.

8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as a Grantor.

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

James W. Sample

SWORN to before me this  
9<sup>th</sup> day of March, 2022.

Rinda Lee Tapley

Notary Public for

My Commission Expires: 10-22-24  
(Affix Seal) OFFICIAL STAMP  
RINDA LEE TAPLEY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1005304  
MY COMMISSION EXPIRES OCTOBER 22, 2024

#### INFORMATION

Except as provided in this paragraph, the term 'value' means the consideration paid or to be paid in money or moneys worth for the realty. Consideration paid or to be paid in moneys worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in moneys worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, a value means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

#### Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership is a partnership whose partners are all members of the same family. A family trust is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed-pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S. C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

*RKW*  
*1000*

FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS  
007690  
2000 DEC 22 P 4: 42

Doc ID: 001570760003 Type: DEE  
BK 1697 PG 168-170

CONVEYED WITHOUT TITLE EXAMINATION (RKW)

OCONEE COUNTY

STATE TAX  
COUNTY TAX  
EXEMPT

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE ) TITLE TO REAL ESTATE (DEED)

KNOW ALL MEN BY THESE PRESENTS, that, WE, FAYE GILLIAM, SHIRLEY GILLIAM, N/K/A SHIRLEY SMITH, AND TONY GILLIAM, in consideration of TEN AND 00/100 (\$10.00) DOLLARS LOVE AND AFFECTION, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROGER GILLIAM AND RENAE GILLIAM, Their Heirs and Assigns forever, to wit:

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Oconee County, South County, containing 2.0 acres, located off Blackjack Road on dirt side road in semi-wooded area on hillside. Approximately, 7 miles from the city of Westminster and approximately 1 mile from (west) of Blackjack (Mt. Pleasant) Church.

This conveyance is made subject to any and all easements, restrictions, covenants, conditions, easements, rights of way, zoning rules and laws and regulations, any of which may be found on the premises or of record in the Office of the Register of Deeds for Oconee County, South Carolina.

This being the identical property conveyed unto Faye Gilliam and Junior Gilliam by deed of Franklin Elsea and Mary D. Elsea recorded August 26, 1974, in Deed Book 12-A, Page 426, records of Oconee County, South Carolina. Junior Gilliam's interest in said property was conveyed unto Faye Gilliam, Shirley Gilliam, Tony Gilliam and Roger Gilliam by Devise/Descent of Real Estate of the Estate of Junior Gilliam dated May 3, 1982, and recorded May 3, 1982, in Deed Book 14-T, Page 85, records of Oconee County, South Carolina. Roger Gilliam

THIS PROPERTY DESIGNATED AS  
MAP 307 SUB 00 BLK 03 PARC 009  
ON OCONEE COUNTY TAX MAPS  
*Leslie Smith*  
OCONEE COUNTY ASSESSOR

Recorded this 23<sup>rd</sup> day of DEC  
Book 2057 Page 84360  
Fee  
*Ainda R. Nix*  
Auditors Oconee County, S.C.

conveyed his interest in said property to Faye Gilliam by deed recorded November 5, 1984, in Deed Book 402, Page 54, records of Oconee County, South Carolina.

TAX MAP NO.

GRANTEE'S ADDRESS: 237 Little Chestnut Rd Westminster SC 29693

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantees(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantors(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand(s) and seal(s) this 22<sup>nd</sup> day of December, 2008.

SIGNED, sealed and delivered  
in the presence of:

<u><i>Shandra L. Lee</i></u>	<u><i>Faye Gilliam</i></u> (SEAL)
	FAYE GILLIAM
<u><i>Rick Whitney</i></u>	<u><i>Shirley Smith</i></u> (SEAL)
	SHIRLEY SMITH
	<u><i>Tony Gilliam</i></u> (SEAL)
	TONY GILLIAM

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF OCONEE )

## ACKNOWLEDGEMENT

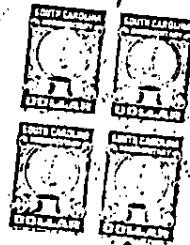
I, Robert K. Whitney, a Notary Public for South Carolina, do hereby certify FAYE GILLIAM, SHIRLEY SMITH AND TONY GILLIAM personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22<sup>nd</sup> day of December, 2008.

      Ruth W.       (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 7/17/16

426

State of South Carolina,  
County of Oconee.



TITLE TO REAL ESTATE

County Doc. Tax in am't.  
of \$2.20 collected

Know All Men by These Presents,

That WE,

FRANKLIN ELSEA and MARY D. ELSEA.

In the State aforesaid, for and in consideration of the sum of ten (\$10.00) dollars and other consideration:

to US paid by JUNIOR GILLIAM and FAYE GILLIAM

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 JUNIOR GILLIAM and FAYE GILLIAM, their Heirs and Assigns forever:

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, located in the Blackjack Community, approximately three miles southeast of Oakway, containing 2 acres, more or less, as shown and more fully described on a Plat thereof by William H. Bond, RLS, dated August 10, 1974, and recorded of even date herewith in Plat Book p. 39, page 52, records of Oconee County, South Carolina.

426

426

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 premises before mentioned unto the said JUNIOR GILLIAM and

FAYE GILLIAM, their

Heirs and Assigns forever.

And we do hereby bind ourselves/ <sup>OUR</sup> Heirs, Executors and Administrators, and to warrant and forever defend all and singular the said premises unto the said JUNIOR GILLIAM and FAYE GILLIAM, their

Heirs and Assigns, against US and OUR Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS OUR Hand(s) and Seal(s) this day of August In the year of our Lord one thousand nine hundred and seventy-four and in the one hundred and 99th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered In the presence of

Notary:  
Witness:

STATE OF SOUTH CAROLINA,  
COUNTY OF OCONEE.

Personally appeared before me Sara F. Burns

that he saw the within named Franklin Elsea

sign, seal and as his act and deed, deliver the within written Deed for the uses and purposes therein mentioned, and

that he with Dale R. O'Kelley witnessed the execution thereof.

Sworn to before me this day of

AUGUST 19 74  
Dale R. O'Kelley, s.  
Notary Public of S. C.  
My Commission expires 1-21-82

STATE OF ~~SOUTH CAROLINA~~,  
COUNTY OF ~~OCONEE~~.

RENUNCIATION OF DOWER

Notary Public of S. C. do hereby certify unto all whom it may

concern, that Mrs. Mary D. Elsea

the wife of the within named Franklin Elsea

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, dread, or fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named

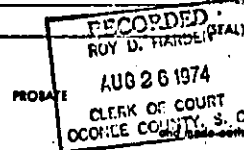
Junior Gilliam and Faye Gilliam, their

heirs and assigns, all her interest and share, 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 17

day of AUGUST 19 74  
Muscat, s.  
Notary Public of S. C.  
My Commission expires

Mary D. Elsea  
Mary D. Elsea-sign here





STATE OF  
COUNTY OF

PROBATE

PERSONALLY appeared (a) WILLIAM A. KING  
(print the WITNESS' name here)  
who being duly sworn says that he saw the within named Mary D. Elser  
sign, seal, and as her act and deed deliver the within  
written instrument for the uses and purposes therein mentioned, and that the De-  
ponent, together with (b) MILDRED H. JAVIS witnessed the  
(print the NOTARY's name here)  
execution thereof.

Sworn to before me this  
17 day of AUGUST, 1974.

Mildred H. Javis (LS)  
Notary Public of  
My Commission Expires  
(SEAL)

(a) William A. King  
(Witness SIGN here, before Notary)

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR 30 1976  
BONDED THIS GENERAL INSURANCE UNDERWRITERS

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

2019 JUL 10 A 8:59

FOR OFFICE USE ONLY  
THIS PROPERTY DESIGNATED AS  
MAP 001 SUB 00 BLK 03 PARC 010  
ON OCONEE COUNTY TAX MAPS  
13. RR  
OCONEE COUNTY ASSESSOR

JUL 11 2019

*[Signature]*  
Auditor, Oconee County S.C.



Doc ID: 005485910004 Type: DEE

BK 2482 PG 46-49

## Quitclaim Deed

RECORDING REQUESTED BY Cindy Colbeth

AND WHEN RECORDED MAIL TO:

John + Marjorie List, Grantee(s)  
142 Happy Hollow Road  
Marshall NC 28753

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 307-00-03-010

PREPARED BY: Cindy Colbeth certifies herein that he or she has prepared this Deed.

Cindy Colbeth  
Signature of Preparer

July 9, 2019  
Date of Preparation

Cindy Colbeth  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 9 2019 in the County of  
Oconee, State of South Carolina

by Grantor(s), David Colbeth Cindy Colbeth,  
whose post office address is 275 Tallulah Dr Westminster SC 29693,

to Grantee(s), John + Marjorie List  
whose post office address is 142 Happy Hollow Road Marshall NC 28753

WITNESSETH, that the said Grantor(s), David Colbeth Cindy Colbeth,  
for good consideration and for the sum of 0 Gifted

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

10<sup>00</sup>  
Ret:

00390

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Oconee, State of South Carolina and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

David M Colbeth  
Signature of Grantor

David M Colbeth  
Print Name of Grantor

[Signature]  
Signature of First Witness to Grantor(s)

Deanna J Mann  
Print Name of First Witness to Grantor(s)

Cindy Colbeth  
Signature of Second Grantor (if applicable)

Cindy Colbeth  
Print Name of Second Grantor (if applicable)

[Signature]  
Signature of Second Witness to Grantor(s)

JOSEPH WILLIAMS  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

[Signature]  
Signature of Grantee

John List  
Print Name of Grantee

Matthew R McPeters  
Signature of First Witness to Grantee(s)

Matthew R McPeters  
Print Name of First Witness to Grantee(s)

Marjorie L List  
Signature of Second Grantee (if applicable)

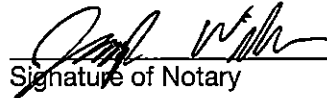
Marjorie L List  
Print Name of Second Grantee (if applicable)

Hayley D. McPeters  
Signature of Second Witness to Grantee(s)

Hayley D. McPeters  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**State of SOUTH CAROLINACounty of OCONEEOn JULY 9, 2019, before me, JOSEPH WILLIAMS, a notary public in and for said state, personally appeared, DAVID M. COLBETH & CINDY COLBETH

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.


Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ☒Type of ID SCDL

**JOSEPH WILLIAMS**  
Notary Public - State of South Carolina  
My Commission Expires May 24, 2028

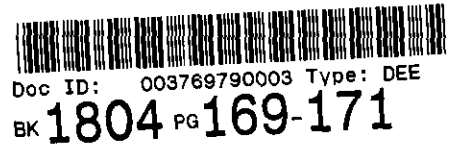
(Seal)

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

2019 JUL 10 A 8:59

## Exhibit "A"

Blackjack Community containing  
two (2.0) acres Plat Book P-39  
page 51 Tax map No 307-00-03-010  
Sec deed 1804 169



## OCONEE COUNTY

STATE TAX 26.00COUNTY TAX 11.00

EXEMPT \_\_\_\_\_

(RKW)

STATE OF SOUTH CAROLINA ) TITLE TO REAL ESTATE  
 ) JOINT TENANTS WITH RIGHT  
 COUNTY OF OCONEE ) OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that I, JOSHUA HANK COPE, in consideration of TEN THOUSAND AND 00/100 (\$10,000.00) DOLLARS, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto DAVID COLBETH AND CINDY COLBETH, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS forever, to wit:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, in the Blackjack Community, approximately three miles southeast of Oakway, containing two (2.0) acres, more or less, and being designated and described on a plat thereof by William H. Bond, RLS, dated August 10, 1974, and recorded on August 26, 1974, in Plat Book P-39, Page 51, records of Oconee County, South Carolina. Reference is hereby made to said plat for a more complete and accurate description of the metes and bounds.

This conveyance is made subject to any and all easements, restrictions, covenants, conditions, easements, rights of way, zoning rules and laws and regulations, any of which may be found on the premises or of record in the Office of the Register of Deeds for Oconee County, South Carolina.

This being the identical property conveyed unto Joshua Hank Cope by deed of Ralph Alton Cope, Jr. dated October 11, 2010, and recorded October 12, 2010, in Deed Book 1798, Pages 250-251, records of Oconee County, South Carolina.

TAX MAP NO. 307-00-03-010

GRANTEE'S ADDRESS: 275 Tallulah Dr. Westminster SC

Recorded this 17 day of Nov  
 Book 2010 Page 13445  
 Fee \_\_\_\_\_

29693

Kenneth E. Nix  
 Auditors Oconee County, S.C.

1

005459

RKW  
10.00

FILED FOR RECORD  
 OCONEE COUNTY, S.C.  
 REGISTER OF DEEDS

2010 NOV 16 A 11:28

FOR OFFICE USE ONLY  
 THIS PROPERTY DESIGNATED AS  
 MAP 207 SUB 00 BLK 03 PARC 010  
 ON OCONEE COUNTY TAX MAPS  
Joshua Hank Cope  
 OCONEE COUNTY ASSESSOR

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto said DAVID COLBETH AND CINDY COLBETH, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS FOREVER. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantors(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the said DAVID COLBETH AND CINDY COLBETH, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS FOREVER, against the Grantor(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand(s) and seal(s) this 15<sup>th</sup> day of November, 2010.

SIGNED, sealed and delivered  
in the presence of:

Dandra L. Lee Josh Cope (SEAL)  
JOSHUA HANK COPE  
John K. White

STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF OCONEE                )        ACKNOWLEDGEMENT

I, Robert K. Whitney, a Notary Public for South Carolina, do hereby certify that JOSHUA HANK COPE personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 15<sup>th</sup> day of November, 2010.

Paul Whitney (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 7/17/16



FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

Doc ID: 005441710004 Type: DEE  
BK **2460** PG **340-343**

2019 APR 26 P 2: 36

13071

10<sup>00</sup>

Newton Law Firm of Clemson, LLC  
Post Office Box 1539  
Clemson, SC 29633-1539  
Attorney's File No. 19-0517

TITLE TO REAL ESTATE

Grantees' Address:  
130 Commercial Circle  
Westminster, SC 29693

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE )

TMS # 307-00-03-004

KNOW ALL MEN BY THESE PRESENTS, that

**TROY O. LAND AND FLORENCE V. LAND**

in consideration of **Ten and no/100 (\$10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, have bargained, sold and released, and by these presents do hereby grant, bargain, sell and release unto

**JOHN OWENS, JR. AND SHIRLEY EDWARDS,**  
as joint tenants with rights of survivorship,  
and not as tenants in common, his or her heirs and assigns  
forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Township of Center, **containing 6.99 acres, more or less**, and being shown and designated on a plat prepared by R. Jay Cooper, PE & LS #4682, dated October 28, 1997 and recorded in Plat Book A-535 at page 2, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description.

This being the property conveyed to Troy O. Land and Florence V. Land by deed of Mary Elsea, dated November 19, 1997, and recorded in Deed Book 947 at page 194, records of Oconee County, South Carolina.

FOR OFFICE USE ONLY  
THIS PROPERTY DESIGNATED AS  
MAP 307-00-03-004 mr  
ON OCONEE COUNTY TAX MAPS  
APR 13. 2019  
OCONEE COUNTY ASSESSOR

OCONEE COUNTY  
STATE TAX 10.40  
COUNTY TAX 4.40  
EXEMPT \_\_\_\_\_

APR 29 2019

*[Signature]*  
Auditor, Oconee County S.C.

**LESS HOWEVER,** All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Township of Center, and being that **portion of land located on the western side of Little Choestoea Road,** and being shown on a plat prepared by R. Jay Cooper, PE & LS #4682, dated October 28, 1997 and recorded in Plat Book A-535 at page 2, reference to which is invited for a more complete and accurate description, and being thereon more particularly described as follows:

BEGINNING at the northern most point of the said property and running thence into the center of Little Choestoea Road (S37-168) S63-58-50E 47.23 feet to a nail; thence S20-42-30E 402.28 feet to a nail; thence S22-25-13E 117.27 feet to a nail; thence S24-31-15E 124.80 feet to a nail; thence S27-22-57E 140.47 feet to a nail; thence continuing along the center of Little Choestoea Road to a nail; thence turning northwest and running N55-51-33W 112.22 feet to an iron pin; thence N54-11-48W 250.89 feet to an iron pin; thence N12-46-13W 120.89 feet to an iron pin; thence N30-19-29W 194.95 feet to an iron pin; thence N22-16-11W 415.77 feet; thence N22-17-27W 99.90 feet to an iron pin; thence N07-52-41W 216.30 feet to an iron pin; thence N07-52-41W 35.00 feet to the iron pin, point of BEGINNING.

This being the property conveyed to Troy O. Land and Florence V. Land by deed of Mary Elsea, dated November 19, 1997, and recorded in Deed Book 947 at page 194, records of Oconee County, South Carolina.

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Oconee County, South Carolina, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto **JOHN OWENS, JR. AND SHIRLEY EDWARDS, as joint tenants with rights of survivorship, and not as tenants in common,** their heirs and assigns forever. And, the grantors do hereby bind themselves, their heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **JOHN OWENS, JR. AND SHIRLEY EDWARDS, as joint tenants with rights of survivorship, and not as tenants in common,** their heirs and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 25th day of April, 2019.

SIGNED, sealed and delivered  
in the presence of:

*Lonik Sanders*  
Witness

Lonik Sanders  
Print Name of Witness

*Troy O. Land*  
Troy O. Land

*Florence V. Land*  
Florence V. Land

*[Signature]*  
Witness or Notary Public

*Randall M. Newton*  
Print Name of Witness

STATE OF SOUTH CAROLINA )

COUNTY OF PICKENS )

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for South Carolina, personally appeared Troy O. Land and Florence V. Land who, being personally known to me or having produced proper identification, and upon being duly sworn, state that they executed the within-written Title to Real Estate for the purposes therein written.

SWORN to before me this  
25th day of April, 2019.

(SEAL)

*[Signature]* (LS)  
Notary Public for South Carolina  
My commission expires 10-13-25

Print Name: *Randall M. Newton*

STATE OF SOUTH CAROLINA )  
 :  
 COUNTY OF OCONEE ) 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 4.4 acres, Cheostoea Road, Westminster, SC 29693 bearing County TMS #307-00-03-004, was transferred by Troy O. Land and Florence V. Land to John Owens, Jr. and Shirley Edwards on 04/25/19.

3. Check one of the following: The deed is

(A) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$4,000.00.

(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:

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$4,000.00.

(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 X 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: \$4,000.00.

(B) Place the amount listed in item 5 above here: \$0.00

(C) Subtract line 6(b) from line 6(a) and place result here: \$4,000.00.

7. The deed recording fee due is based on the amount listed on line 6c above and the deed recording fee due is: \$14.80.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

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  
 25th day of April, 2019.

Notary Public for South Carolina  
 My Commission Expires: 10-13-2018

Print Name: R. S. Hall M. Newton

Responsible Person Connected with  
 the Transaction

Troy O. Land  
 Troy O. Land  
Florence V. Land  
 Florence V. Land

THIS PROPERTY DESIGNATED AS

MAP 307 SUB 40 BLK 03 PARC 019

BOOK 0838 PAGE 0142

ON OCONEE COUNTY TAX MAPS

FILED FOR RECORD  
OCONEE COUNTY  
S.C.

(RKW)

STATE OF SOUTH CAROLINA

Nov 7 4 38 PM '95

COUNTY OF OCONEE

SALLIE C. SMITH  
CLERK OF COURT

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that WE, STEPHEN DOUGLAS SOLDNER AND PATRICIA ANN SOLDNER, in consideration of Ten and 00/100 (\$10.00) Dollars and other considerations (See Affidavit on file), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto TROY O. LAND AND FLORENCE V. LAND, their Heirs and Assigns forever, to wit:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, in the Black Jack Community, containing 6.34 acres, more or less, as shown and more fully described on a plat prepared by R. Jay Cooper, P.E. & L.S. #4682, dated August 22, 1991, and recorded in Plat Book A99, Page 5, records of Oconee County, South Carolina. Reference is hereby made to said plat for a more complete and accurate description.

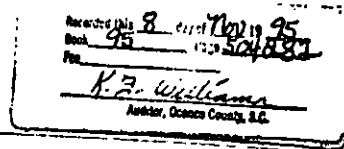
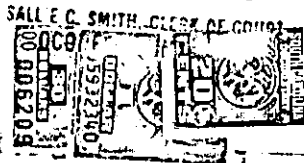
This conveyance is made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina.

This being the identical property conveyed unto Stephen Douglas Soldner and Patricia Ann Soldner by Deed Pursuant to Court Order by Sallie C. Smith, Clerk of Court, recorded September 6, 1995, in Deed Book 831, Page 259; see also Deed Books 13-P, Page 377, 1 I-B, Page 6; 4-S, Page 34 and 4-A, Page 422, records of Oconee County, South Carolina.

TAX MAP NO. 307-00-03-019

GRANTEE'S ADDRESS: 164 Thrift Ave Sumter SC 29678

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the



OCONEE COUNTY

Doc. Tax in Amt

of \$ 13.20 Collected

RKW  
10.00  
31.20  
13.20

BOOK 0838 PAGE 0143

grantees(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantors(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand(s) and seal(s) this 7th day of November 1995.

SIGNED, sealed and delivered  
in the presence of:

Linda E. Stover Stephen Douglas Soldner (SEAL)  
STEPHEN DOUGLAS SOLDNER

Robert K. Whiting Patricia Ann Soldner (SEAL)  
PATRICIA ANN SOLDNER

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE )

ACKNOWLEDGEMENT

I, Robert K. Whiting, a Notary Public for South Carolina, do hereby certify that STEPHEN DOUGLAS SOLDNER AND PATRICIA ANN SOLDNER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 7th day of November 1995.

Robert K. Whiting (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 9/1/96

FILED FOR RECORD  
OCONEE COUNTY  
NOV 7 4 38 PM '95  
CLERK OF COURT



FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS

Doc ID: 003558330003 Type: DEE  
BK **1739** PG **237-239**

2009 OCT -1 A 11: 13

OCONEE COUNTY  
STATE TAX 143.00  
COUNTY TAX 60.50  
EXEMPT \_\_\_\_\_

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

Grantee Address:

480 Deer Run Rd.  
Westminster, SC  
29693

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS that I, **KENNETH R. HONEA**, in the state aforesaid, for and in consideration of the sum of fifty-five thousand and 00/100 (\$55,000.00) dollars, to me in hand paid by **JAMES R. BENNETT**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **JAMES R. BENNETT subject to the below stated Exceptions**, his heirs and assigns forever, the following described real property, to wit:

All that certain piece, parcel or lot of land situate, together with all improvements thereon, lying and being in the State of South Carolina, County of Oconee, Center Township, **containing 3.666 ACRES**, more or less, as shown and more fully described on a Plat thereof by Stephen R. Edwards, PLS #19881, dated 9-9-09 and recorded in Plat Book 3321, page 3, records of Oconee County, South Carolina.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:** Subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This is the identical lot of land conveyed to Kenneth R. Honea by deed of Harvey Ray Honea, recorded on the 31st day of January, 1985 in Deed Book 408 at page 268 in the records of Oconee County, South Carolina.

Recorded this 2 day of Oct  
Book 2009 Page 92865  
Fee \_\_\_\_\_

(Page #1 of 3 Pages)

Kenneth E. Nix  
Auditors/Oconee County, S.C.

THIS PROPERTY DESIGNATED AS  
MAP 316 SUB 00 BLK 01 PARC 009 AC  
ON OCONEE COUNTY TAX MAPS  
Heidi Smith  
OCONEE COUNTY ASSESSOR

DRUM  
10.00

004159

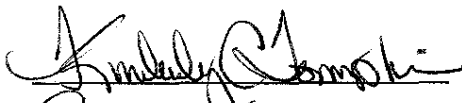
TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

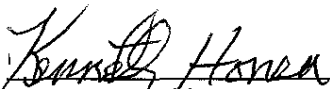
TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **JAMES R. BENNETT**, his heirs and assigns forever.

AND, I do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **JAMES R. BENNETT**, his heirs and assigns, from and against myself and my heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal this 23<sup>rd</sup> day of Sept . , in the two thousand ninth year of our Lord and in the two hundred thirty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the Presence of:

  
Emmett Morris

 [SEAL]  
Kenneth R. Honea

STATE OF SOUTH CAROLINA	]	
	]	PROBATE
COUNTY OF OCONEE	]	

PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named Grantor, KENNETH R. HONEA, sign, seal and as his act and deed deliver the within written instrument for the uses and purposes therein



mentioned and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Kentley C. Sampson

Sworn to before me this  
23<sup>rd</sup> day of September, 2009.

Emma H. Morris [LS]  
Notary Public of South Carolina  
My Commission Expires: 2.20.2011

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

Grantee's address: R15

Westminster S.C. 29683

KNOW ALL MEN BY THESE PRESENTS, that We, Jimmy F. Bowen and Bobbie Bowen

BOOK 560 PAGE 132

In consideration of Forty Nine Thousand and No/100 ----- (\$49,000.00) Dollars,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto Stephen Thomas Small and Rhonda Chambers Small, their heirs and assigns  
forever:

All that certain piece, parcel or tract of land situate, lying  
and being in the State and County aforesaid, South Union  
Community, containing 21.09 acres, more or less, as will appear  
on a plat thereof prepared by Michael L. Henderson, Surveyor,  
dated June 28, 1983, and recorded in the office of the Clerk of  
Court for Oconee County, SC in Plat Book P-48, Page 586.

This is the same piece, parcel or tract of land conveyed unto  
Jimmy F. Bowen and Bobbie Bowen deed of James Dean Burton and Lex  
W. Burton dated September 8, 1983, of record in the Office of the  
Clerk of Court for Oconee County, SC in Deed Book 15-K at Page  
308.

This conveyance is subject to all restrictions, setback lines, roadways, easements  
and rights-of-way, if any, appearing of record, on the premises, or on the recorded  
plat, which affect the property hereinabove described.

OCONEE COUNTY

Doc. Tax in Am't

of \$53.90 Collected

FILED FOR RECORD  
OCONEE COUNTY  
CLERK OF COURT  
DEC 1 10 16 AM '88

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-  
pertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and  
assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators  
to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every per-  
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 29th day of November, 1988

SIGNED, sealed and delivered in the presence of:

Jimmy F. Bowen (SEAL)  
Bobbie Bowen (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named  
grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed  
above, witnessed the execution thereof.

SWORN to before me this 29th day of November 1988

Notary Public for South Carolina.

My commission expires 02/02/94

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

GREENVILLE OFFICE SUPPLY CO., INC.

Babb & Jacobsen  
P. O. Box 187  
625 N. Main St.  
Mauldin, S.C. 29662

BOOK 560 PAGE 133

RECEIVED  
BABB AND JACOBSEN  
ATTORNEYS AT LAW  
P. O. BOX 187  
Mauldin, S.C. 29662  
(200)

010467

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

JIMMY F. BOWEN AND  
BOBBIE BOWEN

STEPHEN THOMAS SMALL AND  
RHONDA CHABERS SMALL

TO

# TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this  
day of Dec. 1988  
at 10:46 A.M. recorded in Book 560

Page 138  
Jesse E. Smith

Register of Deeds

I hereby certify that the within Deed has been this 6th

day of Dec.

1988 recorded in Book

Page 5339  
Hernandez & Williams

Auditor

Greene

4.00 107.80  
53.90



Doc ID: 001210540003 Type: DEE

BK 1576 PG 335-337

Randall M. Newton, Attorney at Law  
Post Office Box 1539  
Clemson, South Carolina 29633-1539  
Attorney's File No. 07-0364

TITLE TO REAL ESTATE

OCONEE COUNTY

STATE TAX 70.20

COUNTY TAX 29.70

EXEMPT                     

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

Grantees' Address:  
8728 Calvert Drive  
Sterling Heights, MI 48312

TMS # 316-00-01-089

FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS  
2001 APR -3 A 10:21

KNOW ALL MEN BY THESE PRESENTS, that

FLATROCK HOLDING COMPANY, LLC

in consideration of **Twenty-Seven Thousand and 00/100 (\$27,000.00)**  
**Dollars,** the receipt of which is hereby acknowledged, has  
bargained, sold and released, and by these presents does hereby  
grant, bargain, sell and release unto

**ANTHONY LOPEZ AND EVA LOPEZ, for and during their joint lives and  
upon the death of either of them, then to the survivor of them, his  
or her heirs and assigns forever in fee simple, together with every  
contingent remainder and right of reversion:**

All that certain piece, parcel or lot of land lying and being  
situate in the State of South Carolina, County of Oconee, South  
Union Community, **containing Five (5.00) Ares, more or less,** on a  
plat prepared by Michael L. Henderson, RLS #6946, dated February 8,  
1984 and recorded in Plat Book P-50 at page 213, records of Oconee  
County, South Carolina, records of Oconee County, South Carolina,  
reference to which is invited for a more complete and accurate  
description.

THIS PROPERTY DESIGNATED AS  
MAP 316 SUB 00 BLK 01 PARC 089  
ON OCONEE COUNTY TAX MAPS

Leslie Smith  
OCONEE COUNTY ASSESSOR

Recorded this 4 day of April  
Book 2007 Page 71572  
Fee                       
Shinda R. Nix  
Auditors Oconee County, S.C.

This being the property conveyed to Flatrock Holding Company, LLC by deed of Sallie C. Smith, Clerk of Court for Oconee County, dated February 28, 2007 and recorded in Deed Book 1570 at page 56, records of Oconee County, South Carolina.

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina; together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto **ANTHONY LOPEZ AND EVA LOPEZ**, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple. And, the grantor does hereby bind itself, its heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **ANTHONY LOPEZ AND EVA LOPEZ**, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 3rd day of April,  
2007.

SIGNED, sealed and delivered  
in the presence of:

Flatrock Holding Company, LLC

Lou X. Sanders  
[Signature]

By: [Signature]  
Rodney P. Massey, Member

STATE OF SOUTH CAROLINA )  
COUNTY OF PICKENS )

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for South Carolina, personally appeared Rodney P. Massey, Member of Flatrock Holding Company, LLC who, being personally known to me or having produced proper identification, and upon being duly sworn, states that he executed the within-written Title to Real Estate for the purposes therein written.

(SEAL)

SWORN to before me this  
3rd day of April, 2007.

[Signature] (LS)  
Notary Public for South Carolina  
My commission expires 11/29/15

RSA  
10.00  
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11.00

002622

FILED FOR RECORD  
SOUTH CAROLINA

MAR 22 1 23 PM '95

SALLI - C. S. S. S.  
CLERK

BOOK 0810 PAGE 0337

THIS PROPERTY DESIGNATED AS

MAP 316 SUB 00 BLK 61 PARC 092

ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY  
OCONEE COUNTY ASSESSOR

Doc. Tax in Amt.

of \$ 11.00 Collected

Prepared by Ross, Stoudemire & Sprouse, PA  
P. O. Box 99, Seneca, SC 29679

Grantee's Address: 195 W. Spearman Rd. Parcel No. 316-00-01-092  
Westminster, SC 29693

NTER

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, FRANK BIBB in the state aforesaid, for and in consideration of the sum of TEN THOUSAND AND NO/100 (\$10,000.00) dollars to me paid by LOUIE L. GILLIAM 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 LOUIE L. GILLIAM, his heirs and assigns forever, the following described property, to wit:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, South Union District, containing five (5.0) acres, more or less, being shown and delineated according to a plat of survey prepared by Michael L. Henderson, R.L.S., dated October 25, 1983, and recorded in Plat Book P-50, at page 85, records of Oconee County, South Carolina, to which said plat reference is craved for a more particular description thereof.

This being the identical property conveyed to Frank Bibb by James Dean Burton and Lex W. Burton by deed recorded in Deed Book 15-Q, page 183, records of Oconee County, South Carolina.

Subject to right of way for roadway as shown on plat referenced above recorded in Plat Book P-50, page 85, records of Oconee County, South Carolina.

The above described property is subject to any and all easements and/or rights of way as shown on said plat, appearing of record or existing on the ground.



RECORDED 24 MAR 95  
95 301140  
K. B. [Signature]  
CLERK OF COURTS

BOOK 0810 PAGE 0338

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 premises before mentioned unto the said LOUIE L. GILLIAM, his heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators, and to warrant and forever defend all and singular the said premises unto the said LOUIE L. GILLIAM, his heirs and assigns, against me and my heirs, successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my hand and seal this 20 day of MARCH in the year of our Lord one thousand nine hundred and ninety-five and in the two hundred nineteenth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered  
in the presence of:

Patrick Foster

Frank Bibb  
FRANK BIBB

Sherry Benson

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

PROBATE

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named FRANK BIBB sign, seal and as his act and deed, deliver the within Deed for the uses and purposes therein mentioned, and that (s)he with the other subscribed witness witnessed the execution thereof.

Sworn to before me this 20th  
day of March, 1995.

Patrick Foster

Melissa Gibson  
Notary Public of South Carolina  
My commission expires 8-14-97

FILED FOR RECORD  
SOUTH CAROLINA  
MAR 22 1 29 PM '95  
SALIT  
CLERK OF COURT



FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

*Cross*  
MAR 01 2021

Auditor, Oconee County S.C.

State of South Carolina  
County of Oconee

2021 MAR -1 PM 1:50

**TITLE TO REAL ESTATE**

Deed Prepared By:

Bradley K. Richardson, P.C.  
Attorney at Law  
133 Straight Drive  
Anderson, SC 29625

FOR OFFICE USE ONLY  
THIS PROPERTY DESIGNATED AS  
MAP 316 SUB 00 BL 01 PARC 0041 MR  
ON OCONEE COUNTY TAX MAPS  
13. RR  
OCONEE COUNTY ASSESSOR

Barcode ID: 2080433 Type: DEE  
Recorded: 03/01/2021 at 01:50:00 PM  
Fee Amt: \$1,014.00 Tax: \$999.00  
Oconee, South Carolina, Register Of Deeds Off  
Anna Davison - Register Of Deeds  
Page 1 of 4

BK **2660** PG **26-29**

KNOW ALL MEN BY THESE PRESENTS, THAT **John H. Parrish**, whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 (\$5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **Jared David Reeves and Allie Marie Reeves, as joint tenants with rights of survivorship and not as tenants in common** hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Oconee, being known and designated as containing 61.628 acres, more or less, as shown on plat prepared by C.L. Ward, SCPLS #13857, dated January 30, 2021 and recorded in the Office of the Register of Deeds for Oconee County in Plat Book **B764** at Page 9, and having the metes and bounds, courses and distances as upon said plat appear incorporated herein by reference thereto.

FOR INFORMATIONAL PURPOSES ONLY

TMS # 316-00-01-004

Property Address: 360 Little Choestoea Road, Westminster, SC 29693

Grantee Address: 229 Parker Rd, Andrews, SC 29510

**OCONEE COUNTY**  
STATE TAX 702.00  
COUNTY TAX 297.00  
EXEMPT \_\_\_\_\_

DERIVATION:

This being a portion of the same property conveyed unto John Parrish and Stephanie Parrish, as Joint Tenants with Rights of Survivorship, by deed dated February 10, 2008 and recorded in the Office of the Register of Deeds for Oconee County in Book 1643 at Page 169. This being the same property conveyed unto John H. Parrish by deed of Jason A. Cronlund and Amanda Christi Cronlund dated December 8, 2020 and recorded on January 5, 2021 in Book 2642 at Page 247,

15.00  
(env)  
450 Bypass 123857D  
Seneca, SC 291678  
013864

aforesaid records. Thereafter, Stephanie Parrish died on July 22, 2014 (See Oconee County Probate Case Number 2014ES37476).

This conveyance is made subject to all Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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 Grantee **as joint tenants with rights of survivorship and not as tenants in common** their heirs, or successors, and assigns, forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Personal Representatives to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all persons whomsoever as may be lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 17 day of February, in the year of our Lord 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Kiptal Sanders

John H. Parrish

A M E

The State of South Carolina

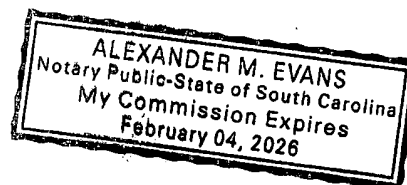
Oconee County

I, the undersigned Notary Public for South Carolina, do hereby certify that John H. Parrish personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 17 day of February, 2021 AD.

A M E (SEAL)

Notary Public of South Carolina  
My Commission Expires: 2/4/2026



STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE ) AFFIDAVIT

Page 1 of 2

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 360 Little Choestoea Road, Westminster, SC 29693 bearing Oconee County Tax Map Number 316-00-01-004, was transferred by John H. Parrish to Jared David Reeves and Allie Marie Reeves on February 17, 2021.
3. Check one of the following: The deed is
  - (a) X 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): .

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_ or No \_\_\_.

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) X The fee is computed on the consideration paid or to be paid in money or moneys worth in the amount of \$ 270,000.00
- (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 X 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: \$ 270,000.00
- (b) Place the amount listed in item 5 above here: 0  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 270,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$999.00.

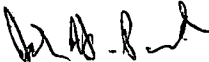
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as a Grantor.

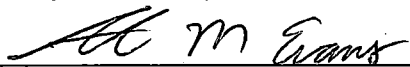
2021 MAR - 1 PM 1:50  
REGISTER OF DEEDS  
ANNA K. DAVISON  
FILED OCONEE COUNTY, SC

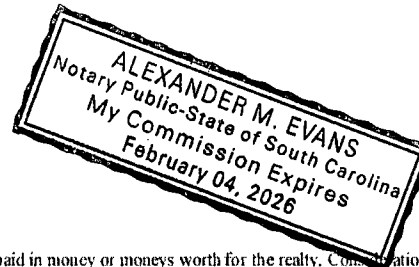
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

SWORN to before me this  
17 day of February, 2021.

  
John H. Parrish

  
Notary Public for SC  
My Commission Expires: 2/4/2026



**INFORMATION**

Except as provided in this paragraph, the term value means the consideration paid or to be paid in money or moneys worth for the realty. Consideration paid or to be paid in moneys worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in moneys worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, a value means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

**Exempted from the fee are deeds:**

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership is a partnership whose partners are all members of the same family. A family trust is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A Family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed-pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S. C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

File #07-11007

SCOTT COUNTY

STATE TAX

### COUNTY TAX

EXHIBIT  
A-1811

[Space Above This Line For Recording Data]

Doc ID: 001214570002 Type: DEE  
BK 1578 PG 115-116

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

# TITLE TO REAL ESTATE

GRANTEE'S ADDRESS:

KNOW ALL MEN BY THESE PRESENTS, That I, Lydia M. Carter, in the State aforesaid, for and in consideration of the sum of ONE HUNDRED FORTY SIX THOUSAND THREE HUNDRED FORTY AND 20/100 (\$146,340.20) DOLLARS, to me paid by, James K. Sullivan and James A. Sullivan, as joint tenants, with the right of survivorship, and not as tenants in common, 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

James K. Sullivan and James A. Sullivan  
as joint tenants, with the right of survivorship, and not as tenants in  
common, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Blackjack Community, containing 2.00 acres, more or less, as shown and more fully described on a plat thereof prepared by John R. Long, SC PLS#6270, dated February 10, 1995, and recorded in Plat Book A-324, page 9, records of Oconee County, South Carolina; reference to said plat being hereby made for a more complete and accurate description thereof.

This being the identical property conveyed unto Lydia M. Carter by deed of James W. Henderson and Angela H. Henderson, dated September 5, 2003 and recorded in Deed Book 1299, page 342, records of Oconee County, South Carolina.

TMS #316-00-01-100

FURTHER THIS CONVEYANCE is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way,

THIS PROPERTY DESIGNATED AS PARC 100  
MAP 316 SUB 00 BLK 01  
ON OCONEE COUNTY TAX MAPS  
*Heather Smith*  
OCONEE COUNTY ASSESSOR

FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS

2007 APR -9 P 2:37

Received this 10 day of April  
 2007 Page 11614  
 Fee \_\_\_\_\_  
 Brenda R. Hef  
 Auditor - Osceola County, S.C.

zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina.

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 premises before mentioned unto the said James K. Sullivan and James A. Sullivan, as joint tenants, with the right of survivorship, and not as tenants in common, their heirs and assigns forever.

And I do hereby bind myself and my Heirs, Personal Representatives and Administrators, to warrant and forever defend all and singular the said premises unto the said James K. Sullivan and James A. Sullivan, as joint tenants, with the right of survivorship, and not as tenants in common, their heirs and assigns forever, against me and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 28th day of March, in the year  
of our Lord Two Thousand Seve.

Signed, Sealed and Delivered  
in the presence of

Signed, Sealed and Delivered  
in the presence of

 Lydia M. Carter (SEAL)  
Lydia M. Carter

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF OCONEE )

## ACKNOWLEDGEMENT

I, Judson R. Jahn, a Notary Public for South Carolina, do hereby certify that Lydia M. Carter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28th day of March, 2007.

My Commission Expires: 10-12-14

HOWARD G. PETTIT, JR., P.A.  
P.O. BOX 190  
WALHALLA, SC 29691

*Pettit*  
10.00  
007610

BOOK 0781 PAGE 0054

This Deed Prepared By  
HOWARD G. PETTIT, JR., ATTORNEY  
P.O. BOX 190, WALHALLA, S.C. 29691

THIS PROPERTY DESIGNATED AS

MAP 316 SUB 00 BLK 01 PARC 093

ON OCONEE COUNTY TAX MAPS

*Howard G. Pettit, Jr.*  
OCONEE COUNTY ASSESSOR

NO TITLE EXAMINATION BY HOWARD G. PETTIT, JR.

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, MAXINE W. SMITH, for and in consideration of the sum of Five Dollars (\$5.00) love and affection to me paid by David A. Smith (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

DAVID A. SMITH, his heirs and assigns:

Grantee's Address:  
316 Little Choestoe Rd.  
Westminster, SC 29693

Recorded this 27 day of June 1994  
Doc 94 Page 1162875  
Fee  
*K.F. Williams*  
Auditor, Oconee County, S.C.

SALLIE C. SMITH  
CLERK OF COURT

JUN 25 4 05 PM '94

FILED FOR RECORD  
OCONEE COUNTY  
S.C.

BOOK 0781 PAGE 0055  
 All that certain piece, parcel or lot of land situate, lying and being in Center Township, Oconee County, South Carolina, containing 1.01 acres, more or less, including right of way, as shown on a plat of survey by Harold W. Hawkins, RLS #2266, dated September 10, 1988, recorded in Plat Book P-56, page 271, records of Oconee County, South Carolina. For a more detailed description as to courses, metes and bounds, reference is made to said plat.

This being the identical property conveyed to Maxine W. Smith by John W. Smith, Jr., et al, by deed dated November 7, 1988, recorded November 15, 1988 in Deed Book 558, page 171, records of Oconee County.

This conveyance is made subject to those easements and/or rights of way as may appear of record and/or on the premises and any zoning ordinances and setback requirements.

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 premises before mentioned unto the said DAVID A. SMITH, his heirs and assigns forever.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said DAVID A. SMITH, his heirs and assigns, against me and my heirs, successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

SALLIE C. SMITH  
 CLERK OF COURT

-2-

JUL 25 4 05 PM '94

S.C.  
 OCONEE COUNTY  
 FILED FOR RECORD



BOOK 0781 PAGE 0056

WITNESS my hand and seal this 25<sup>th</sup> day of July in the year of our Lord one thousand nine hundred and ninety-four, and in the two hundred and nineteenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of:

Jewel D. Price  
(witness (1) sign here)

(1) Maxine W. Smith (SEAL)  
Maxine W. Smith

Howard S. Smith Jr.  
(witness (2) sign here)

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named MAXINE W. SMITH sign, seal and as her act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Sworn to before me this 25<sup>th</sup>  
day of July, 1994.

Jewel D. Price  
(witness (1) sign here)

Howard S. Smith Jr. (L.S.)  
Notary Public of South Carolina

My commission expires 12-10-2000

SALLIE C. SMITH  
CLERK OF COURT

JUL 25 4 05 PM '94

FILED FOR RECORD  
OCONEE COUNTY  
S.C.

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS  
MAP 316 SUB 00 BLK 01 PARC 070  
ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

Cms  
JAN 26 2021

Auditor, Oconee County S.C.

Barcode ID: 2066672 Type: DEE  
 Recorded: 01/25/2021 at 10:48:00 AM  
 Fee Amt: \$829.00 Tax: \$814.00  
 Oconee, South Carolina, Register Of Deeds Off  
 Anna Davison - Register Of Deeds  
 Page 1 of 5

BK 2648 PG 26-30

011752

Newton Law Firm of Clemson, LLC  
 Post Office Box 1539  
 Clemson, SC 29633-1539  
 Attorney's File No. 20-1861

**TITLE TO REAL ESTATE**

Grantee's Address:  
246 Little Choestoea Road  
Westminster, SC 29693

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF OCONEE )

TMS # 316-00-01-070 and  
 316-00-01-069

KNOW ALL MEN BY THESE PRESENTS, that

**ESTATE OF JAMES R. CARLSON a/k/a J. R. Carlson**

in consideration of **Ten and no/100 (\$10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, has/have bargained, sold and released, and by these presents do(es) hereby grant, bargain, sell and release unto

**PATRICIA EVANS,**  
**her heirs and assigns forever:**

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as **Lot Number Fifty-Six (56), of Foxwood Hills, Section HS-A, containing 4.48 acres, more or less**, on a plat prepared by Michael L. Henderson, PS #6946, dated May 30, 1997 and recorded in Plat Book A-496 at page 10, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

LESS HOWEVER, All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County Oconee, Center Township, being conveyed to Troy O. Land and Florence V. Land in Deed Book 957 at Page 38, records of Oconee County, South Carolina, and being that triangular portion of land located on the southeastern side of Little Choestoea Road, and being shown on a plat prepared by Michael L. Henderson, PS #6946, dated May 30, 1997 and recorded in Plat A-496 at page 10, records of Oconee County, South Carolina, reference to which is invited for more complete and accurate description, and being thereon more particularly described as follows:

**OCONEE COUNTY**  
 STATE TAX 572.00  
 COUNTY TAX 242.00  
 EXEMPT           

FILED OCONEE COUNTY, SC  
 ANNA K. DAVISON  
 REGISTER OF DEEDS  
 2021 JAN 25 AM 10:48

BEGINNING at the northern most point of said property and running thence S67-59-16E 54.15 feet to an iron pin; thence S68-23-38E 227.54 feet to an iron pin; thence S44-37-10W 179.09 feet to an iron pin; thence down the center line of Little Choestoea Road (S37-168) to the point of BEGINNING.

AND ALSO, ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as **Lot Number Fifty-Five (55), Homestead Section A of Fox Wood Hills Subdivision (f/k/a Mountain Bay Estates)** on a plat prepared by Alvin Freeman RLS #2991, recorded on September 13, 1973 in Plat Book P-38 at page 3, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

AND ALSO, All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Township of Center, and being that portion of land located on the western side of Little Choestoea Road, and being shown on a plat prepared by R. Jay Cooper, P.E. and L. S #4682, dated October 28, 1997 and recorded in Plat Book A-535 at Page 2, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description, and being thereon more particularly described as follows:

BEGINNING at the northern most point of the said property and running thence into the center of Little Choestoea Road (S37-168) S63-58-50E 47.23 feet to a nail; thence S20-42-30E 402.28 feet to a nail; thence S22-25-13E 117.27 feet to a nail; thence S24-31-15E 124.80 feet to a nail; thence S27-22-57E 140.47 feet to a nail; thence continuing along the center of Little Choestoea Road to a nail; thence turning northwest and running N55-51-33W 112.22 feet to an iron pin; thence N54-11-48W 250.89 feet to an iron pin; thence N12-46-13W 120.89 feet to an iron pin; thence N30-19-29W 194.95 feet to an iron pin; thence N22-16-11W 415.77 feet; thence N22-17-27W 99.90 feet to an iron pin; thence N07-52-41W 216.30 feet to an iron pin; thence N07-52-41W 35.00 feet to an iron pin point of BEGINNING.

This being the property conveyed to J. R. Carlson and Maria R. Cappello, as joint tenants with rights of survivorship, by deed of Valerie A. Cox, dated July 23, 2010, and recorded in Deed Book 1786 at page 61, records of Oconee County, South Carolina. Maria R. Cappello died testate as evidenced by Probate File 2015ES3700407, records of Oconee County, South Carolina. The said J. R. Carlson a/k/a James R. Carlson died testate on August 22, 2020 whereby Angela Susanne Hubble and Deana Carlson were named as co-personal representatives. See Estate File 2020ES3700486, records of Oconee County South Carolina.

WITNESS the hand(s) and seal(s) of the grantor(s) this 17 day of December, 2020.

SIGNED, sealed and delivered  
in the presence of:

[Signature]  
Witness # 1 Signature

James Bleiler AT  
Print Name of Witness

[Signature]  
Witness # 2/Notary Signature

Derrick R Lasseter  
Print Name of Witness/Notary

Estate of James R. Carlson a/k/a  
J. R. Carlson

BY: Deana Carl Co-Personal Representative  
Deana Carlson, Co-Personal  
Representative

STATE OF FLORIDA )  
COUNTY OF Broward )

# ACKNOWLEDGMENT

BEFORE ME, A Notary Public for Florida, personally appeared Deana Carlson, co-personal representative of the Estate of James R. Carlson Estate who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.

(SEAL)

SWORN to before me this  
17 day of December, 2020.

[Signature] (LS)  
Notary Public for Florida  
My commission expires 10/01/2022

Print Name: Derrick R Lasseter



**Derrick R. Lasseter**  
COMMISSION # GG230333  
EXPIRES: October 1, 2022  
Bonded Thru Aaron Notary

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Oconee County, South Carolina, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto **PATRICIA EVANS**, her heirs and assigns forever in fee simple. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **PATRICIA EVANS**, her heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand(s) and seal(s) of the grantor(s) this 23 day of December, 2020.

SIGNED, sealed and delivered  
in the presence of:

[Signature]  
Witness # 1 Signature

Nick R. Blume  
Print Name of Witness

[Signature]  
Witness # 2/Notary Signature

Erica R. Davey  
Print Name of Witness/Notary

Estate of James R. Carlson a/k/a  
J. R. Carlson

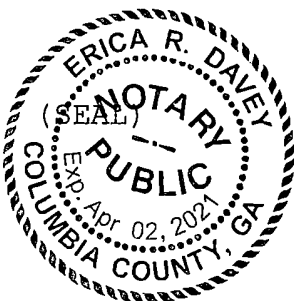
BY: Angela Susanne Hubble Co-personal  
Angela Susanne Hubble, Representative  
Co-Personal Representative

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS  
2021 JAN 25 AM 10:48

STATE OF Georgia )  
~~SOUTH CAROLINA~~ )  
COUNTY OF Columbia )

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for Georgia, personally appeared Angela Susanne Hubble, co-personal representative of the Estate of James R. Carlson Estate who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.



SWORN to before me this  
23 day of December, 2020.

[Signature] (LS)  
Notary Public for South Carolina  
My commission expires 4/2/2021

Print Name: Erica R. Davey

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

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 246 Little Choestoea Road, Westminster, SC 29693 bearing County TMS #316-00-01-070 and 316-00-01-069, was transferred by James R. Carlson Estate to Patricia Evans on 12/21/20.

3. Check one of the following: The deed is

(A) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$220,000.00.

(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:

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$220,000.00.

(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 X 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: \$220,000.00.

(B) Place the amount listed in item 5 above here: \$0.00

(C) Subtract line 6(b) from line 6(a) and place result here: \$220,000.00.

7. The deed recording fee due is based on the amount listed on line 6c above and the deed recording fee due is: \$814.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

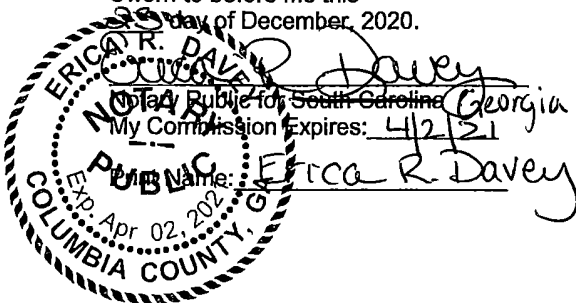
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this  
29 day of December, 2020.

Responsible Person Connected with  
the Transaction

Estate of James R. Carlson

Angela Susanne Hubble Co-Personal Representative  
Angela Susanne Hubble, Personal Representative



FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS  
MAP 316 SUB 00 BLK 01 PARC 070  
ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

Cms  
JAN 26 2021

Auditor, Oconee County S.C.

Barcode ID: 2066672 Type: DEE  
 Recorded: 01/25/2021 at 10:48:00 AM  
 Fee Amt: \$829.00 Tax: \$814.00  
 Oconee, South Carolina, Register Of Deeds Off  
 Anna Davison - Register Of Deeds  
 Page 1 of 5

BK 2648 PG 26-30

011752

Newton Law Firm of Clemson, LLC  
 Post Office Box 1539  
 Clemson, SC 29633-1539  
 Attorney's File No. 20-1861

**TITLE TO REAL ESTATE**

Grantee's Address:  
246 Little Choestoea Road  
Westminster, SC 29693

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF OCONEE )

TMS # 316-00-01-070 and  
 316-00-01-069

KNOW ALL MEN BY THESE PRESENTS, that

**ESTATE OF JAMES R. CARLSON a/k/a J. R. Carlson**

in consideration of **Ten and no/100 (\$10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, has/have bargained, sold and released, and by these presents do(es) hereby grant, bargain, sell and release unto

**PATRICIA EVANS,**  
**her heirs and assigns forever:**

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as **Lot Number Fifty-Six (56), of Foxwood Hills, Section HS-A, containing 4.48 acres, more or less**, on a plat prepared by Michael L. Henderson, PS #6946, dated May 30, 1997 and recorded in Plat Book A-496 at page 10, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

LESS HOWEVER, All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County Oconee, Center Township, being conveyed to Troy O. Land and Florence V. Land in Deed Book 957 at Page 38, records of Oconee County, South Carolina, and being that triangular portion of land located on the southeastern side of Little Choestoea Road, and being shown on a plat prepared by Michael L. Henderson, PS #6946, dated May 30, 1997 and recorded in Plat A-496 at page 10, records of Oconee County, South Carolina, reference to which is invited for more complete and accurate description, and being thereon more particularly described as follows:

**OCONEE COUNTY**  
 STATE TAX 572.00  
 COUNTY TAX 242.00  
 EXEMPT           

FILED OCONEE COUNTY, SC  
 ANNA K. DAVISON  
 REGISTER OF DEEDS  
 2021 JAN 25 AM 10:48

BEGINNING at the northern most point of said property and running thence S67-59-16E 54.15 feet to an iron pin; thence S68-23-38E 227.54 feet to an iron pin; thence S44-37-10W 179.09 feet to an iron pin; thence down the center line of Little Choestoea Road (S37-168) to the point of BEGINNING.

AND ALSO, ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as **Lot Number Fifty-Five (55), Homestead Section A of Fox Wood Hills Subdivision (f/k/a Mountain Bay Estates)** on a plat prepared by Alvin Freeman RLS #2991, recorded on September 13, 1973 in Plat Book P-38 at page 3, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

AND ALSO, All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Township of Center, and being that portion of land located on the western side of Little Choestoea Road, and being shown on a plat prepared by R. Jay Cooper, P.E. and L. S #4682, dated October 28, 1997 and recorded in Plat Book A-535 at Page 2, records of Oconee County, South Carolina, reference to which is invited for a more complete and accurate description, and being thereon more particularly described as follows:

BEGINNING at the northern most point of the said property and running thence into the center of Little Choestoea Road (S37-168) S63-58-50E 47.23 feet to a nail; thence S20-42-30E 402.28 feet to a nail; thence S22-25-13E 117.27 feet to a nail; thence S24-31-15E 124.80 feet to a nail; thence S27-22-57E 140.47 feet to a nail; thence continuing along the center of Little Choestoea Road to a nail; thence turning northwest and running N55-51-33W 112.22 feet to an iron pin; thence N54-11-48W 250.89 feet to an iron pin; thence N12-46-13W 120.89 feet to an iron pin; thence N30-19-29W 194.95 feet to an iron pin; thence N22-16-11W 415.77 feet; thence N22-17-27W 99.90 feet to an iron pin; thence N07-52-41W 216.30 feet to an iron pin; thence N07-52-41W 35.00 feet to an iron pin point of BEGINNING.

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WITNESS the hand(s) and seal(s) of the grantor(s) this 17 day of December, 2020.

SIGNED, sealed and delivered  
in the presence of:

[Signature]  
Witness # 1 Signature

James Bleiler AT  
Print Name of Witness

[Signature]  
Witness # 2/Notary Signature

Derrick R Lasseter  
Print Name of Witness/Notary

Estate of James R. Carlson a/k/a  
J. R. Carlson

BY: [Signature]  
Deana Carlson, Co-Personal Representative

STATE OF FLORIDA )  
COUNTY OF Broward )

# ACKNOWLEDGMENT

BEFORE ME, A Notary Public for Florida, personally appeared Deana Carlson, co-personal representative of the Estate of James R. Carlson Estate who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.

(SEAL)

SWORN to before me this  
17 day of December, 2020.

[Signature] (LS)  
Notary Public for Florida  
My commission expires 10/01/2022

Print Name: Derrick R Lasseter



**Derrick R. Lasseter**  
COMMISSION # GG230333  
EXPIRES: October 1, 2022  
Bonded Thru Aaron Notary

This conveyance is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Oconee County, South Carolina, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto **PATRICIA EVANS**, her heirs and assigns forever in fee simple. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto **PATRICIA EVANS**, her heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the hand(s) and seal(s) of the grantor(s) this 23 day of December, 2020.

SIGNED, sealed and delivered  
in the presence of:

[Signature]  
Witness # 1 Signature

Nikki R. Blume  
Print Name of Witness

[Signature]  
Witness # 2/Notary Signature

Erica R. Davey  
Print Name of Witness/Notary

Estate of James R. Carlson a/k/a  
J. R. Carlson

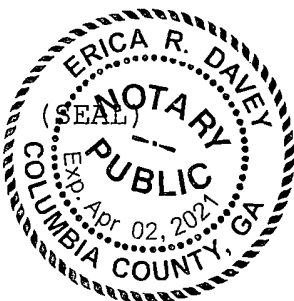
BY: Angela Susanne Hubble Co-personal  
Angela Susanne Hubble, Representative  
Co-Personal Representative

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS  
2021 JAN 25 AM 10:48

STATE OF Georgia )  
~~SOUTH CAROLINA~~ )  
COUNTY OF Columbia )

ACKNOWLEDGMENT

BEFORE ME, A Notary Public for Georgia, personally appeared Angela Susanne Hubble, co-personal representative of the Estate of James R. Carlson Estate who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that (s)he executed the within-written Title to Real Estate for the purposes therein written.



SWORN to before me this  
23 day of December, 2020.

[Signature] (LS)  
Notary Public for South Carolina  
My commission expires 4/2/2021

Print Name: Erica R. Davey

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

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 246 Little Choestoea Road, Westminster, SC 29693 bearing County TMS #316-00-01-070 and 316-00-01-069, was transferred by James R. Carlson Estate to Patricia Evans on 12/21/20.

3. Check one of the following: The deed is

(A) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$220,000.00.

(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:

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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$220,000.00.

(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 X 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: \$220,000.00.

(B) Place the amount listed in item 5 above here: \$0.00

(C) Subtract line 6(b) from line 6(a) and place result here: \$220,000.00.

7. The deed recording fee due is based on the amount listed on line 6c above and the deed recording fee due is: \$814.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

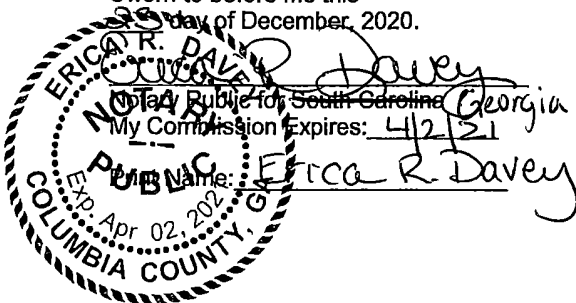
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this  
29 day of December, 2020.

Responsible Person Connected with  
the Transaction

Estate of James R. Carlson

Angela Susanne Hubble Co-Personal Representative  
Angela Susanne Hubble, Personal Representative



STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF OCONEE

**DEED OF DISTRIBUTION**  
**(Real Property Only)**  
**NOT A WARRANTY DEED**

IN THE MATTER OF:

MELVIN ROBERT SECKEL AKA MELVIN R.

SECKEL

(Decedent)

CASE NUMBER: 2016ES3700345

County where property is located If not above County:



Doc ID: 004894690005 Type: DEE

BK 2252 PG 127-131

The undersigned states as follows:

Decedent died on JUNE 8, 2016; and probate of the Estate is being administered in the Probate Court for OCONEE County, South Carolina, in File #2016ES3700345.

I/We was/were appointed Personal Representative (s) on June 14, 2016.

Decedent owned real property described as follows:

Tax Map Number: SEE EXHIBIT 'A' ATTACHED HERETO.

Street/Property Address: SEE EXHIBIT 'A' ATTACHED HERETO.

Legal Description: SEE EXHIBIT 'A' ATTACHED HERETO.

This transfer is made pursuant to:

XX Decedent's Will

- ☐ Intestacy Statute: SCPC 62-2-103  
☐ Private Family Agreement: SCPC 62-3-912  
☐ Disclaimer by: \_\_\_\_\_  
☐ Probate Court Order issued on \_\_\_\_\_  
☐ Other: \_\_\_\_\_

OCONEE COUNTY

STATE TAX \_\_\_\_\_

COUNTY TAX \_\_\_\_\_

EXEMPT ✓

2017 MAR 17 A 10:50

FILED OCONEE COUNTY, SC  
 AMY K. FANNIN  
 REGISTER OF DEEDS

FOR OFFICE USE ONLY

*See Deed*  
 THIS PROPERTY DESIGNATED AS  
 MAP \_\_\_\_\_ SUB \_\_\_\_\_ BLK \_\_\_\_\_ PARC \_\_\_\_\_  
 ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

MAR 20 2017

Auditor, Oconee County S.C.

1103  
 Rkw  
 011316

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Leesa René Seckel Blackwell  
Address: 214 Little Choestoea Road  
Westminster, SC 29693

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 16th day of March, 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness: Sandra L. Lee

Print Name: Sandra L. Lee

Witness: Robert K. Whitney

Print Name: Robert K. Whitney

Estate of: MELVIN ROBERT SECKEL AKA MELVIN R. SECKEL

Signature of Personal Representative: Leesa Blackwell

Print Name: Leesa René Seckel Blackwell

If applicable,  
Signature of Co-Personal Representative: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE )

# ACKNOWLEDGMENT

I, Robert K. Whitney, Notary Public, a notary for the State of South Carolina do hereby certify that Leesa René Seckel Blackwell, as Personal Representative(s) of the Estate of Melvin Robert Seckel aka Melvin R. Seckel, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 16th day of March, 2017.

Robert K. Whitney (SEAL)  
(Signature of Notary Public)  
Robert K. Whitney  
(Print name of Notary Public)  
Notary Public for State of South Carolina  
My Commission Expires: 6/28/2026

*Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.*

**EXHIBIT "A"**

FILED OCONEE COUNTY, SC  
ANNA K. DAMSON  
REGISTER OF DEEDS

2017 MAR 17 A 10: 50

**PARCEL #1:**

Tax Map #: 316-00-01-098✓

Street/Property Address: 123 Pierpoint Drive, Westminster, SC 29693

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in Center Township, Oconee County, South Carolina, containing one (1) acre, more or less, fronting 210.59 feet on the east side of Pierpoint Drive, and being more fully described on that plat prepared by John D. Weiler, dated June 20, 1992, and recorded in Plat Book P-59, Page 690, records of Oconee County, South Carolina, to which reference is made for a more complete and accurate description, and being a portion of Lot 53, Section HS-A on a plat of Mountain Bay Estates, as shown on a plat by Alvin Freeman, recorded in Plat Book P-38, Page 3, records of Oconee County, South Carolina.

This being the identical property conveyed unto Melvin R. Seckel and Nancy M. Seckel by deed of Betty Pitts dated July 1, 1992, and recorded July 10, 1992, in Deed Book 698, Page 273, records of Oconee County, South Carolina.

Subsequently, Nancy M. Seckel's interest in said property was conveyed unto Leesa René Seckel Blackwell as Personal Representative of the Estate of Melvin Robert Seckel, by Deed of Distribution of the Estate of Nancy Mae Seckel aka Nancy M. Seckel, Probate Court Case Number 2016ES3700344, dated March 16, 2017, and recorded March 17, 2017, in Deed Book 2252, Page 123, records of Oconee County, South Carolina.

**PARCEL #2:**

Tax Map #: 316-00-01-071✓

Street/Property Address: 127 Pierpoint Drive, Westminster, SC 29693

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in Oconee County, South Carolina, being known and designated as Lot 54, Section HAS, Foxwood Hills as shown and more fully described on a plat thereof recorded in Plat Book P-38, Page 3, records of Oconee County, South Carolina.

This being the identical property conveyed unto Melvin R. Seckel and Nancy M. Seckel by Delinquent Tax Sale Deed of Mona D. Towe, Delinquent Tax Collector of Oconee County, SC, dated December 31, 1997, and recorded January 15, 1998, in Deed Book 955, Page 70, records of Oconee County, South Carolina. Subsequently, Nancy M. Seckel's interest in said property was conveyed unto Leesa

René Seckel Blackwell as Personal Representative of the Estate of Melvin Robert Seckel, by Deed of Distribution of the Estate of Nancy Mae Seckel aka Nancy M. Seckel, Probate Court Case Number 2016ES3700344, dated March 16, 2017, and recorded March 17, 2017, in Deed Book 2252, Page 123, records of Oconee County, South Carolina.

**PARCEL #3:**

Tax Map #: 316-00-01-072 ✓

Street/Property Address: 214 Little Choestoea Road, Westminster, SC 29693

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in Center Township, Oconee County, South Carolina, and being all of the remaining interest in and to Lot Number Fifty-Three (53) of Section HS-A, on a plat of Mountain Bay Estates, as shown and more particularly described on that plat by Alvin Freeman, and recorded at Plat Book P-38, Page 3, and being the remaining portion of said lot after conveyance of a portion of said Lot to Melvin R. Seckel and Nancy M. Seckel, by deed recorded in Deed Book 698, Page 273, referencing Plat Book P-59, Page 690, records of Oconee County, South Carolina.

This being the identical property conveyed unto Nancy M. Seckel, Alan Lane Pitts, Karen Sue Williams and Leesa René Seckel by Deed of Distribution of the Estate of Betty Jo Pitts, Probate Court Case Number 95-ES-37-00-211, dated January 13, 1997, and recorded January 14, 1997, in Deed Book 896, Page 186, records of Oconee County, South Carolina. Alan Lane Pitts conveyed his interest in said property to Nancy M. Seckel, Karen Sue Williams and Leesa René Seckel by deed dated and recorded February 7, 1997, in Deed Book 899, Page 308, records of Oconee County, South Carolina. Karen Sue Williams then conveyed her interest in said property to Nancy M. Seckel and Leesa René Seckel by deed dated May 8, 1997, and recorded May 9, 1997, in Deed Book 913, Page 284, records of Oconee County, South Carolina. Subsequently, Nancy M. Seckel's interest in said property was conveyed unto Leesa René Seckel Blackwell as Personal Representative of the Estate of Melvin Robert Seckel, by Deed of Distribution of the Estate of Nancy Mae Seckel aka Nancy M. Seckel, Probate Court Case Number 2016ES3700344, dated March 16, 2017, and recorded March 17, 2017, in Deed Book 2252, Page 123, records of Oconee County, South Carolina.

**PARCEL #4:**

Tax Map #: NONE – TIMESHARE

Street/Property Address: Villas of Foxwood Hills timeshare

ALL that certain piece, parcel or lot of land, situate, lying and being in Foxwood Hills Subdivision (previously known as Mountain Bay Estates), Oconee County, South Carolina, and shown and designated as Week 7 in Building 1 Villa A of Villas of Foxwood Hills per plat recorded in Plat Book A1, Page 9, in the office of the Register of Deeds for Oconee County, South Carolina, and as established in that certain Declaration of Interval Ownership recorded in Deed Book 488, Page 134, records of Oconee County, South Carolina.

Grantee by acceptance here of and by agreement with the Grantor hereby expressly assumes and agrees to be bound and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid declaration and rules and regulations made thereunder.

This being the identical property conveyed unto Mel and Nancy Seckel by deed of Alan Lane Pitts dated April 22, 1997, and recorded April 28, 1997, in Deed Book 911, Page 268, records of Oconee County, South Carolina. Subsequently, Nancy Seckel's interest in said property was conveyed unto Leesa René Seckel Blackwell as Personal Representative of the Estate of Melvin Robert Seckel, by Deed of Distribution of the Estate of Nancy Mae Seckel aka Nancy M. Seckel, Probate Court Case Number 2016ES3700344, dated March 16, 2017, and recorded March 17, 2017, in Deed Book 2252, Page 123, records of Oconee County, South Carolina.



STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF OCONEE )  
 )  
 IN THE MATTER OF: )  
 NANCY MAE SECKEL AKA NANCY M. SECKEL )  
 (Decedent) )

IN THE PROBATE COURT

**DEED OF DISTRIBUTION**  
**(Real Property Only)**  
**NOT A WARRANTY DEED**

CASE NUMBER: 2016ES3700344

County where property is located If not above County:



Doc ID: 004894680004 Type: DEE

BK **2252** PG **123-126**

The undersigned states as follows:

Decedent died on MAY 24, 2016; and probate of the Estate is being administered in the Probate Court for OCONEE County, South Carolina, in File #2016ES37-00344.

I/We was/were appointed Personal Representative (s) on June 14, 2016.

Decedent owned real property described as follows:

Tax Map Number: SEE EXHIBIT 'A' ATTACHED HERETO.

Street/Property Address: SEE EXHIBIT 'A' ATTACHED HERETO.

Legal Description: SEE EXHIBIT 'A' ATTACHED HERETO.

This transfer is made pursuant to:

XX Decedent's Will

- ☐ Intestacy Statute: SCPC 62-2-103  
☐ Private Family Agreement: SCPC 62-3-912  
☐ Disclaimer by: \_\_\_\_\_  
☐ Probate Court Order issued on \_\_\_\_\_  
☐ Other: \_\_\_\_\_

FILED OCONEE COUNTY, SC  
 ANNA K. EMMISON  
 REGISTER OF DEEDS  
 2017 MAR 17 A 10:49

FOR OFFICE USE ONLY

*See Deed*  
 THIS PROPERTY DESIGNATED AS  
 MAP \_\_\_\_\_ SUB \_\_\_\_\_ BLK \_\_\_\_\_ PARC \_\_\_\_\_  
 ON OCONEE COUNTY TAX MAPS

*Linda Hugart*  
 OCONEE COUNTY ASSESSOR

OCONEE COUNTY

STATE TAX \_\_\_\_\_

COUNTY TAX \_\_\_\_\_

EXEMPT ✓✓

MAR 20 2017

*[Signature]*  
 Auditor, Oconee County S.C.

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Leesa René Seckel Blackwell as  
Personal Representative of the Estate of  
Melvin Robert Seckel  
 Address: 214 Little Choestoea Road  
Westminster, SC 29693

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 16th day of March, 2017.

SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF:

Witness: Sandra L. Lee

Print Name: Sandra L. Lee

Witness: Robert K. Whitney

Print Name: Robert K. Whitney

Estate of: NANCY MAE SECKEL

Signature of Personal

Representative: Leesa Blackwell

Print Name: Leesa René Seckel Blackwell

If applicable,  
 Signature of Co-Personal  
 Representative: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
 )  
 )  
 COUNTY OF OCONEE )

#### ACKNOWLEDGMENT

I, Robert K. Whitney, Notary Public, a notary for the State of South Carolina do hereby certify that Leesa René Seckel Blackwell, as Personal Representative(s) of the Estate of Nancy Mae Seckel, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 16th day of March, 2017.

Robert K. Whitney (SEAL)  
 (Signature of Notary Public)  
Robert K. Whitney  
 (Print name of Notary Public)  
 Notary Public for State of South Carolina  
 My Commission Expires: 6/28/2026

*Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.*

**EXHIBIT "A"**

**FILED OCONEE COUNTY, SC**  
**ANNA K. DAVISON**  
**REGISTER OF DEEDS**

**PARCEL #1:****2017 MAR 17 A 10:49**

Tax Map #: 316-00-01-098

Street/Property Address: 123 Pierpoint Drive, Westminster, SC 29693

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in Center Township, Oconee County, South Carolina, containing one (1) acre, more or less, fronting 210.59 feet on the east side of Pierpoint Drive, and being more fully described on that plat prepared by John D. Weiler, dated June 20, 1992, and recorded in Plat Book P-59, Page 690, records of Oconee County, South Carolina, to which reference is made for a more complete and accurate description, and being a portion of Lot 53, Section HS-A on a plat of Mountain Bay Estates, as shown on a plat by Alvin Freeman, recorded in Plat Book P-38, Page 3, records of Oconee County, South Carolina.

This being the identical property conveyed unto Melvin R. Seckel and Nancy M. Seckel by deed of Betty Pitts dated July 1, 1992, and recorded July 10, 1992, in Deed Book 698, Page 273, records of Oconee County, South Carolina.

**PARCEL #2:**

Tax Map #: 316-00-01-071

Street/Property Address: 127 Pierpoint Drive, Westminster, SC 29693

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in Oconee County, South Carolina, being known and designated as Lot 54, Section HAS, Foxwood Hills as shown and more fully described on a plat thereof recorded in Plat Book P-38, Page 3, records of Oconee County, South Carolina.

This being the identical property conveyed unto Melvin R. Seckel and Nancy M. Seckel by Delinquent Tax Sale Deed of Mona D. Towe, Delinquent Tax Collector of Oconee County, SC, dated December 31, 1997, and recorded January 15, 1998, in Deed Book 955, Page 70, records of Oconee County, South Carolina.

**PARCEL #3:**

Tax Map #: 316-00-01-072

Street/Property Address: 214 Little Choestoea Road, Westminster, SC 29693

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in Center Township, Oconee County, South Carolina,

and being all of the remaining interest in and to Lot Number Fifty-Three (53) of Section HS-A, on a plat of Mountain Bay Estates, as shown and more particularly described on that plat by Alvin Freeman, and recorded at Plat Book P-38, Page 3, and being the remaining portion of said lot after conveyance of a portion of said Lot to Melvin R. Seckel and Nancy M. Seckel, by deed recorded in Deed Book 698, Page 273, referencing Plat Book P-59, Page 690, records of Oconee County, South Carolina.

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#### PARCEL #4:

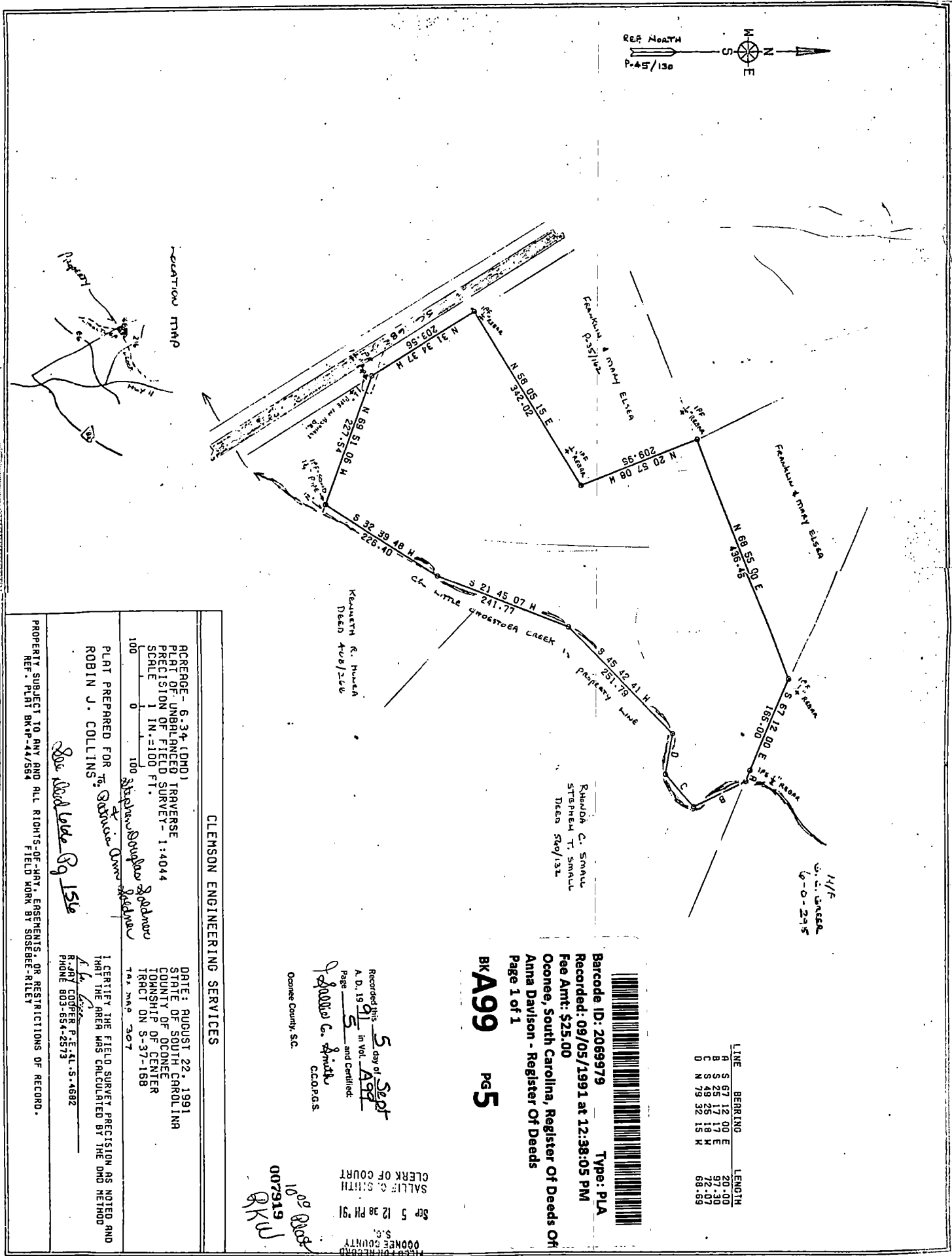
Tax Map #: NONE – TIMESHARE

Street/Property Address: Villas of Foxwood Hills timeshare

ALL that certain piece, parcel or lot of land, situate, lying and being in Foxwood Hills Subdivision (previously known as Mountain Bay Estates), Oconee County, South Carolina, and shown and designated as Week 7 in Building 1 Villa A of Villas of Foxwood Hills per plat recorded in Plat Book A1, Page 9, in the office of the Register of Deeds for Oconee County, South Carolina, and as established in that certain Declaration of Interval Ownership recorded in Deed Book 488, Page 134, records of Oconee County, South Carolina.

Grantee by acceptance here of and by agreement with the Grantor hereby expressly assumes and agrees to be bound and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid declaration and rules and regulations made thereunder.

This being the identical property conveyed unto Mel and Nancy Seckel by deed of Alan Lane Pitts dated April 22, 1997, and recorded April 28, 1997, in Deed Book 911, Page 268, records of Oconee County, South Carolina.



LINE	BEARING	LENGTH
A	S 67° 12' 00" E	20.00
B	S 25° 17' 17" E	97.30
C	S 48° 25' 18" E	72.07
D	N 79° 32' 19" E	68.59



Barcode ID: 2069979  
Type: PLA  
Recorded: 09/05/1991 at 12:38:05 PM  
Fee Amt: \$25.00  
Oconee, South Carolina, Register Of Deeds Of  
Anna Davison - Register Of Deeds  
Page 1 of 1

BK A99 PG 5

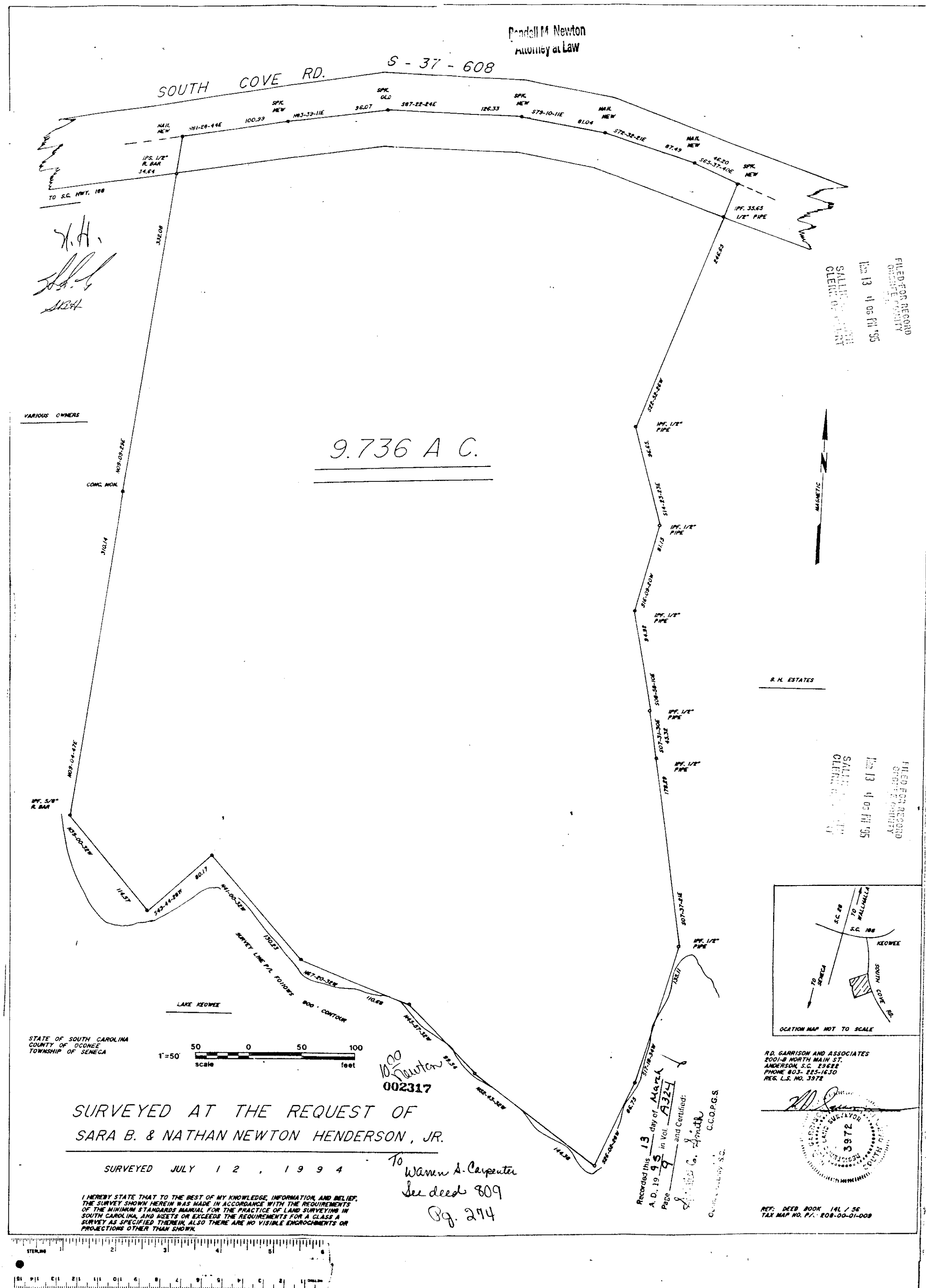
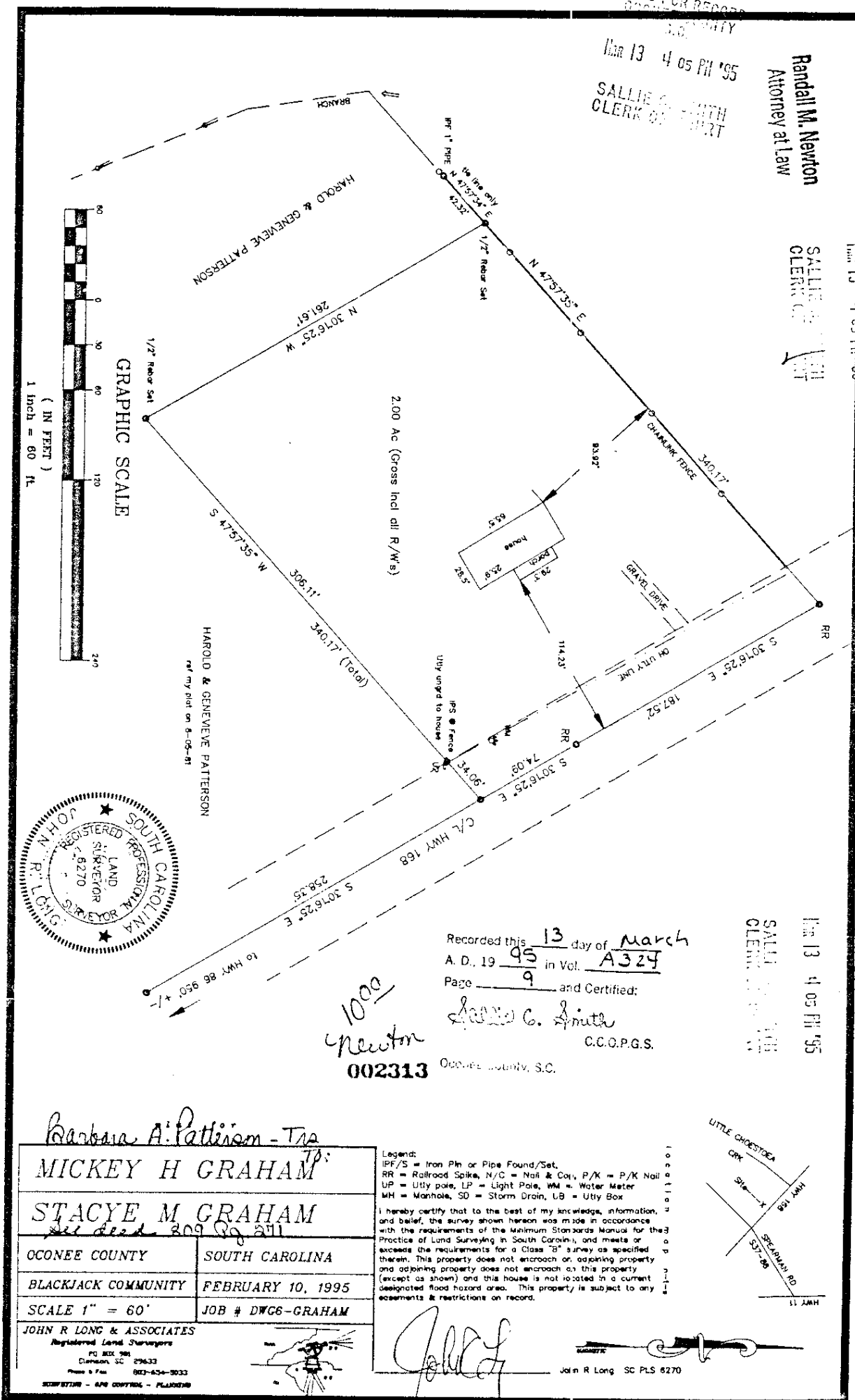
Recorded 5 day of Sept  
A. D. 19 91 in Vol. A99  
Page 5 and Certified  
J. J. Smith  
Clerk of Court  
Oconee County, SC

RECORDED  
OCONEE COUNTY  
CLERK OF COURT  
SEP 5 12 38 PM '91  
\$25.00  
0079319  
10000000  
AKW

CLEMSON ENGINEERING SERVICES

DATE: AUGUST 22, 1991  
STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
TOWNSHIP OF CENTER  
TRACT ON S-37-168  
T4, M4E 367

ACREAGE - 6.34 (DMO)  
PLAT OF UNBALANCED TRAVERSE  
PRECISION OF FIELD SURVEY - 1:4044  
SCALE 1 IN. = 100 FT.  
PLAT PREPARED FOR T. J. COLLINS  
ROBIN J. COLLINS  
1. I CERTIFY THE FIELD SURVEY PRECISION AS NOTED AND  
THAT THE AREA WAS CALCULATED BY THE DMO METHOD  
R. J. COOPER P.E. 41 S. 4682  
PHONE 803-854-2573  
PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.  
REF. PLAT BK-P-44/564 FIELD WORK BY SOSEBEE-RILEY



10

LAUGHTER 6-2-97 3:21:51 pm EST

PLAT # B- 4883  
DISK # C:\DWG 23 NAME: LAUGHTER  
FB # 122 PG 64

REFERENCE PLAT NORTH 05280

I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND FIND THAT THE PROPERTY LINES, WALLS, AND STRUCTURES ARE AS HERETOFORE SHOWN; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE LINE, EXCEPT AS SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS OR RESTRICTIVE COVENANTS ON RECORD.

THE STRUCTURE LOCATION AS SHOWN ON THIS PLAT IS NOT IN A FLOOD INSURANCE RATE MAP "HAZARD AREA". THE ABOVE STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY.

DESCRIPTION: PORTION OF PROPERTY AS DESCRIBED IN DEED BOOK 587 PAGE 42.

TWP P/O 65--00--05--015  
REFERENCE PLAT BOOK P57 PAGE 298.  
RECORDED IN RECORDS OF OCOREE COUNTY.  
LOCATION: STATE OF SOUTH CAROLINA  
COUNTY OF OCOREE  
TOWNSHIP OF KEOWEE  
CITY OF \_\_\_\_\_

AREA OF PARCEL: 10.0 ACRES +- TO C/L

DATE: MAY 29, 1997  
REVISED ON:

PLAT PREPARED FOR: James D. Webb  
Clara J. Webb

**RON LAUGHTER**  
**BARBARA J. LAUGHTER**

Deed 918 pg 65

CORNERSTONE OF SENECA, INC.  
800 WHITWORTH CIRCLE  
P.O. BOX 822  
SENECA, SC 29679  
PHONE: 864/882-6476

MICHAEL L. HENDERSON, PS 6946  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, SKILL, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS ON RECORD. THIS DOCUMENT DOES NOT TRANSFER TITLE, NOR NECESSARILY FOLLOW THE LINE LINES.

LYDIA CHILDRESS  
DB 903 PAGE 345  
PLAT IN DB 4M PAGE 76

OVERHEAD SERVICE

SATELLITE DISH

SUNRISE DRIVE

MEADOWSIDE ROAD

Hwy 130

LOCATION AND MAP NOT TO SCALE!!

LINE	DIRECTION	DISTANCE
L1	S59°24'22"E	51.67'
L2	N49°51'31"E	35.04'
L3	S76°22'08"E	29.53'
L4	N70°17'02"E	61.81'
L5	N64°16'20"E	62.30'
L6	S83°43'56"E	15.05'
L7	S24°19'29"E	20.72'
L8	S82°17'41"E	44.15'
L9	N62°22'38"E	70.89'
L10	N86°27'11"E	43.04'
L11	N73°43'21"E	30.56'
L12	N84°37'03"E	37.37'
L13	N84°59'07"E	64.45'
L14	N14°34'40"W	7.31'
L15	S14°41'50"W	26.58'
L16	N60°23'33"W	67.49'
L17	N42°38'19"E	33.43'
L18	N42°18'36"E	57.82'

JAMES WEBB  
DB 587 PAGE 42  
PB A31 PAGE 6  
PB P57 PAGE 298

Recorded this 8 day of June 1996  
in Vol. 98 and Certified:  
Page 70  
Willie C Smith  
CCCP.S.

Oconee County, S.C.

1997 JUN -6 PM 3:47

JAMES WEBB  
DB 587 PAGE 42  
PB A31 PAGE 6  
PB P57 PAGE 298

SCALE: 1" = 100'

C:\dwg\23\CDX&COX.DWG 6-3-97 10:13:00 am EST

PLAT # B-4885  
DISK # C:\DWG\_23 NAME: COX&COX  
FB # 122 PG 60

006265

Newton  
10.00

REFERENCE PLAT NORTH

I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND FIND THAT THE PROPERTY LINES, WALLS, AND STRUCTURES ARE AS HEREON SHOWN; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE LINE, EXCEPT AS SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS OR RESTRICTIVE COVENANTS ON RECORD.

THE STRUCTURE LOCATION AS SHOWN ON THIS PLAT IS NOT IN A FLOOD INSURANCE RATE MAP "HAZARD AREA A". THE ABOVE STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY.

DESCRIPTION: LOT 56 FOXWOOD HILLS SECTION HS-A DESCRIPTION:

TMP 316--00--01--069  
REFERENCE PLAT BOOK P38 PAGE 3.  
RECORDED IN RECORDS OF OCONEE COUNTY.  
LOCATION: STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
TOWNSHIP OF CENTER  
CITY OF \_\_\_\_\_

AREA OF PARCEL: 4.48 ACRES +-  
DATE: MAY 30, 1997  
REVISED ON :  
PREPARED FOR: Joan M Bolling

Randall M. Newton  
Attorney at Law

STUART F. COX TO  
VALERIE A. COX

Deed 918 Pg 41

CORNERSTONE OF SENECA, INC.  
800 WHITWORTH CIRCLE  
P.O. BOX 822  
SENECA, SC 29679  
PHONE: 864/882-6476

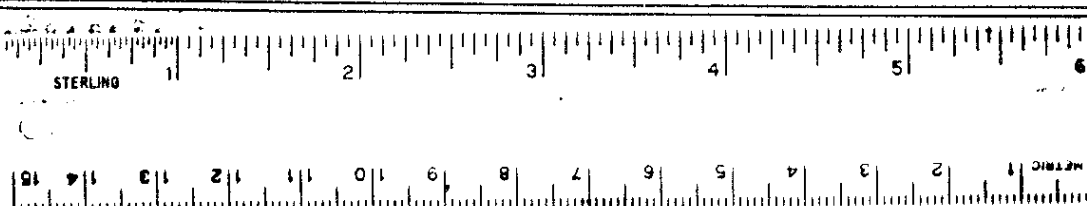
MICHAEL L. HENDERSON, PS 6946  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS ON RECORD. THIS DOCUMENT DOES NOT TRANSFER TITLE, NOR NECESSARILY FOLLOW TITLE LINES.

SOUTH CAROLINA  
No. 000494  
EXPIRATION DATE 12-31-2000

FILED OCONEE, SC  
SALLIE G. SMITH  
CLERK OF COURT

1997 JUN -6 PM 12:44

LOCATION AND MAP NOT TO SCALE!!





BOUNDARY SURVEY FOR  
*Kenneth R. Honea*  
To: **JAMES R. BENNETT?**  
*DB 1739 B-237*

CENTER TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOCIATES, INC.  
1432 W. MAIN ST. - WEST UNION, S.C. - 29686  
(864) 718-1120

DATE: 09-09-2009 JOB NUMBER: 09-139

0 100 200 300  
SCALE: 1"=100'

LOCATION MAP  
no scale

X SITE  
LITTLE CHOESTOE RD.  
W. SPEARMAN RD.  
PATTERSON RD.  
SOUTH UNION RD.  
S.C. HWY. 11

SOUTH CAROLINA  
PROFESSIONAL LAND SURVEYOR  
No. 19881  
STEPHEN R. EDWARDS

SOUTH CAROLINA  
STEPHEN R. EDWARDS & ASSOC.  
INC.  
NO. C02104  
CERTIFICATE OF AUTHORIZATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

*Stephen R. Edwards*  
STEPHEN R. EDWARDS PLS NO. 19881

EXEMPTION FROM REVIEW PROCESS  
THIS PLAT IS A RESURVEY OF AN EXISTING  
PARCEL OF RECORD WITH NO CHANGES TO  
EXISTING PROPERTY LINES.

*See*



004160

*Drawn*  
*10.00*

Recorded this 1 day of  
Oct 2009  
Vol. 332 Pg. 3 and Certified  
Register of Deeds, Oconee County

NOTES

- 1) REFERENCES  
-D.B. 408 PG. 268  
-TAX MAP NUMBER: 316-00-01-008
- 2) ACREAGE SHOWN INCLUDES ALL  
RIGHT-OF-WAYS AND OR EASEMENTS.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL  
EASEMENTS, RIGHT-OF-WAYS AND OR  
RESTRICTIONS THAT A CURRENT TITLE SEARCH  
MAY DISCLOSE.

FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS

2009 OCT -1 A 11:13



STEPHEN THOMAS & RHONDA  
SMALL  
D.B. 560 PG. 132  
P.B. P-48 PG. 586

Doc ID: 003558510001 Type: PLA  
Book B321 Page 3 - 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°29'21"E	51.13
L2	N25°26'29"E	65.21
L3	S57°56'15"W	32.95

BOUNDARY SURVEY FOR  
*John Habermel*  
To: **JOHN HABERMEL**  
*1739/267*

KEOWEE TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOCIATES, INC.  
1432 W. MAIN ST. - WEST UNION, S.C. - 29686  
(864) 718-1120

REVISED: 09-01-2009  
DATE: 07-17-2008 JOB NUMBER: 08-177

0 100 200 300  
SCALE: 1"=100'

LOCATION MAP  
no scale

SITE  
TURTLEHEAD DR.  
KEOWEE-TURTLEHEAD RD.  
KEOWEE BAY CIR.  
CLIFFS FALLS PKWY.  
FERNWOOD DR.  
N. HWY. 11

SOUTH CAROLINA  
PROFESSIONAL LAND SURVEYOR  
No. 19881  
STEPHEN R. EDWARDS

SOUTH CAROLINA  
STEPHEN R. EDWARDS & ASSOC.  
INC.  
NO. C02104  
CERTIFICATE OF AUTHORIZATION

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*Stephen R. Edwards*  
STEPHEN R. EDWARDS PLS NO. 19881

FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS

2009 OCT -1 A 11:59

Doc ID: 003558500001 Type: PLA  
Book B321 Page 3 - 3

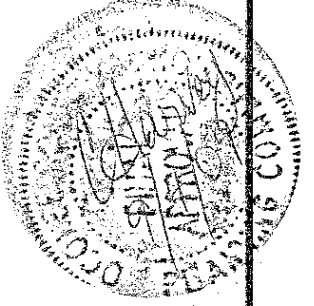
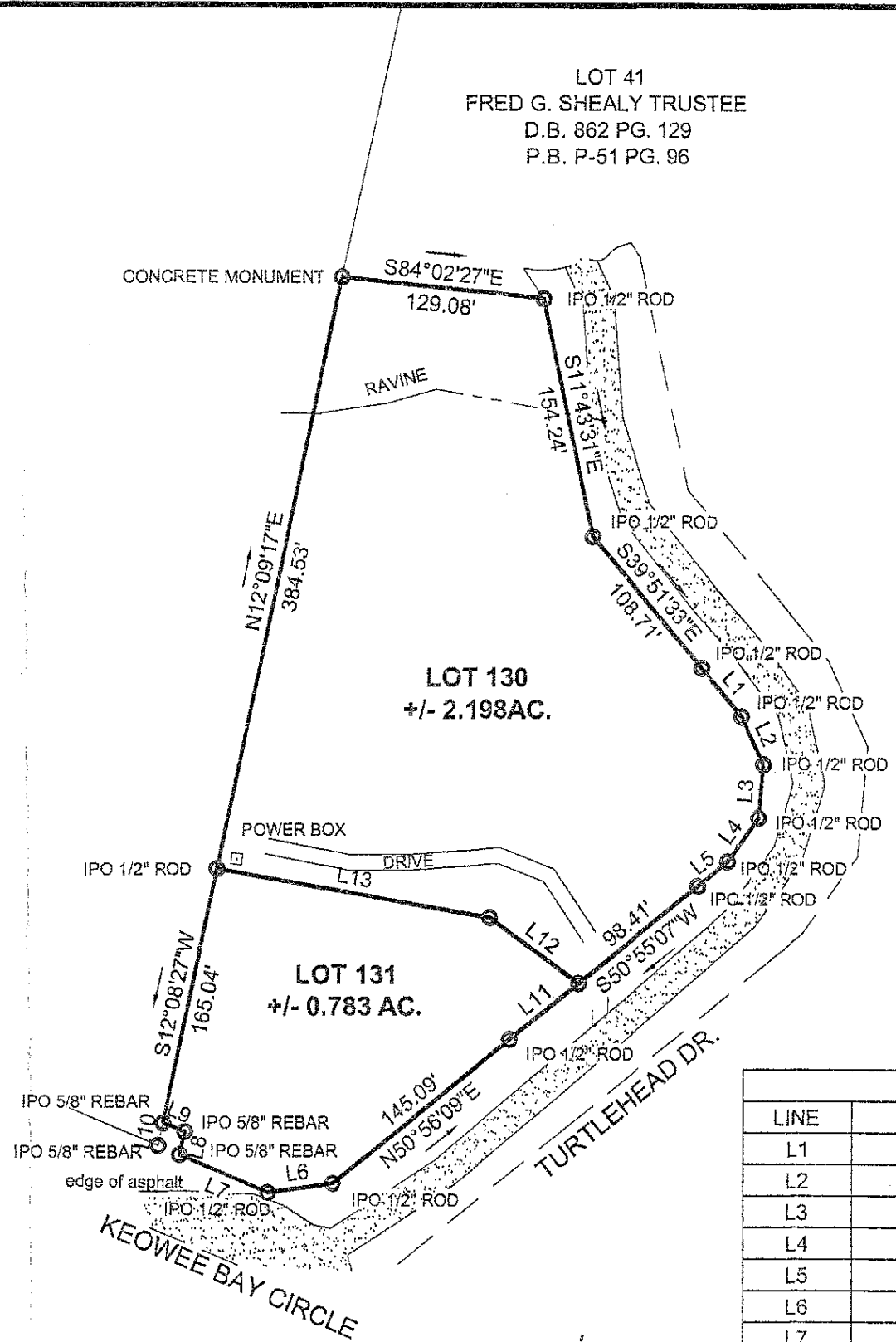
TRACT 3  
KEOWEE INVESTMENT GROUP LLC  
D.B. 1050 PG. 196  
P.B. A-689 PG. 5-9

004179

*Jeffrey Dray*  
*1710 Hwy 11*  
*Jandrum, SC*  
*29356*

NOTES

- 1) REFERENCES  
-D.B. 1605 PG. 12  
-P.B. B-221 PG. 4  
-TAX MAP NUMBER: 047-02-03-021
- 2) ACREAGE SHOWN INCLUDES ALL  
RIGHT-OF-WAYS AND OR EASEMENTS.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL  
EASEMENTS, RIGHT-OF-WAYS AND OR  
RESTRICTIONS THAT A CURRENT TITLE SEARCH  
MAY DISCLOSE.
- 4) REVISED 09-01-2009 TO SHOW LOT 130 & 130-A  
KEOWEE BAY. SEE D.B. 1733 PG. 22



LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°51'51"E	40.02
L2	S24°39'03"E	33.57
L3	S05°21'11"W	34.09
L4	S35°53'28"W	34.08
L5	S50°50'44"W	24.92
L6	N82°00'34"E	42.50
L7	S67°15'19"E	61.35
L8	S11°54'54"W	15.12
L9	S67°43'17"E	14.90
L10	N12°27'45"E	14.85
L11	N50°55'07"E	56.53
L12	N53°17'55"W	70.14
L13	N80°04'22"W	177.57

Recorded this 1 day of  
Oct 2009  
Vol. 332 Pg. 3 and Certified  
Register of Deeds, Oconee County



PROPERTY OF DEBRA L. RICHARDSON

Subst. 12-10-88  
150 Charming Ln. Wilmersport, SC 29693

007680

TUGALOO TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA

DATE: December 20, 2013  
TAX MAP #286-00-03-007

File: RICHARDSON, DEBRA L

Reference:

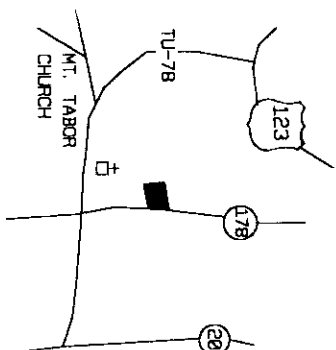
D. B. 9-V-308  
P. B. P-52-542

NUM	DISTANCE	BEARING
L1	0.97'	S1°06'28"W

Recorded this 20 day of  
Dec 2013  
Vol. B574 Pg. 5  
and Certified  
Register of Deeds, Oconee County

DEED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS

2010 DEC 20 P 4:30



LOCATION MAP--NO SCALE

THIS IS A FAMILY TRANSFER.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART  
REG. L.S. # 6674  
266 FRIENDSHIP VALLEY ROAD  
SENECA, SC 29678  
TELEPHONE (864) 882-7030

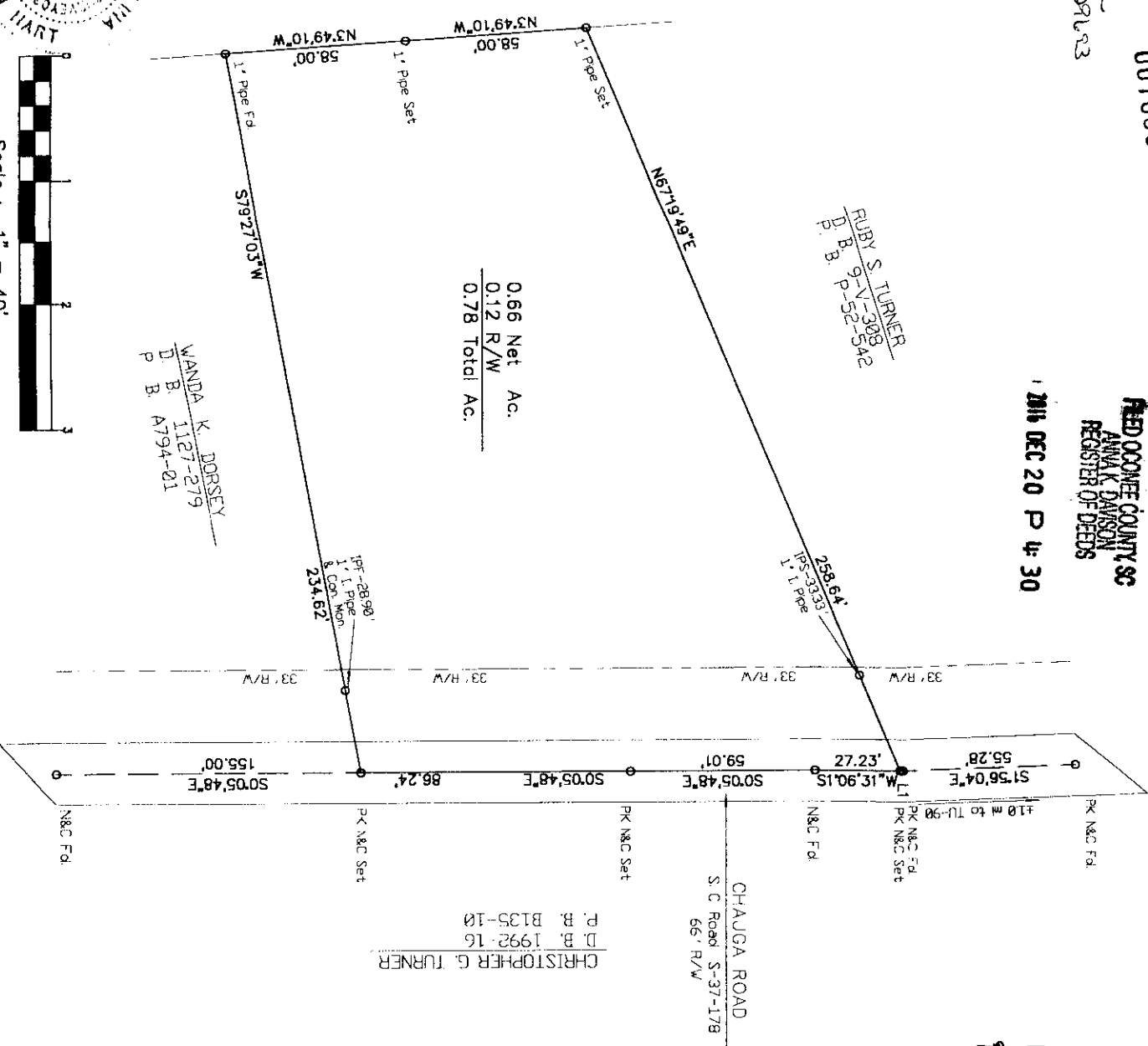
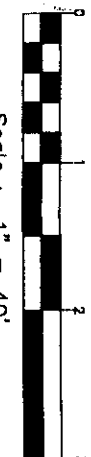
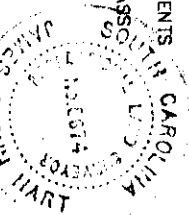
RODNEY L. KEATON  
D. B. 436-146  
P. B. A163-07

RUBY S. TURNER  
D. B. 9-V-308  
P. B. P-52-542

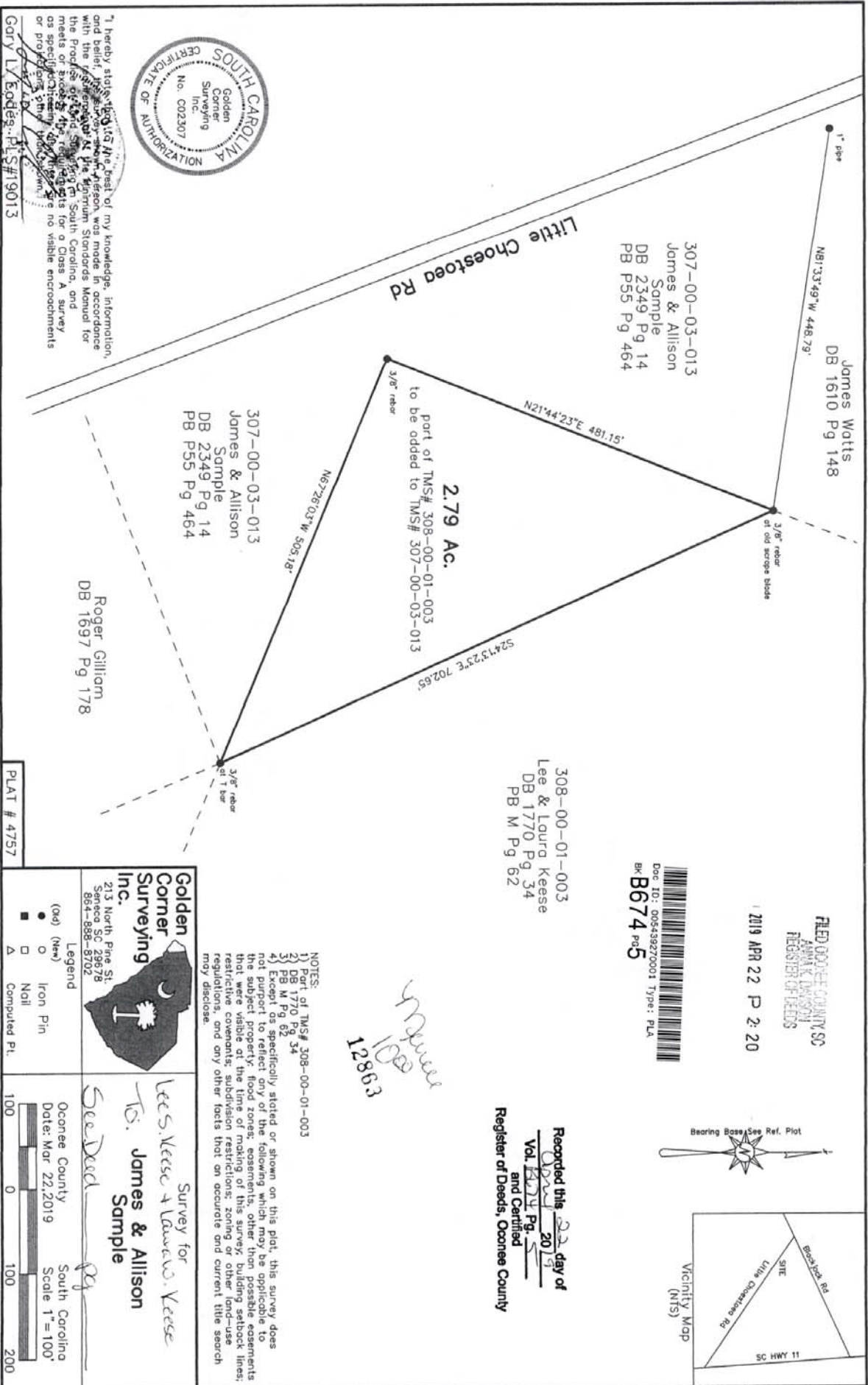
0.66 Net Ac.  
0.12 R/W  
0.78 Total Ac.

WANDA K. DORSEY  
D. B. 1127-279  
P. B. A794-01

CHRISTOPHER G. TURNER  
D. B. 1992-16  
P. B. B135-10



BK B574 Pg 5  
Doc ID: 004855490001 Type: PLA



I hereby state, to the best of my knowledge, information, and belief, that this survey was made in accordance with the provisions of the South Carolina Surveying and Mapping Act of 1964, and that the survey was made in accordance with the provisions of the South Carolina Surveying and Mapping Act of 1964, and that the survey was made in accordance with the provisions of the South Carolina Surveying and Mapping Act of 1964.



Barcode ID: 2080885 Type: PLA  
Recorded: 03/01/2021 at 01:51:00 PM  
Fee Amt: \$25.00  
Oconee, South Carolina, Register Of Deeds Of  
Anna Davison - Register Of Deeds  
Page 1 of 1  
BK **B764** PG **9**

TMS# 316-00-01-017  
P.B. A-755, PG. 6

TMS# 316-00-01-004  
P.B. V, PG. 387  
2,684,504 SQ. FT.  
61.628 ACRES

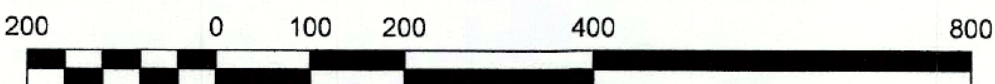
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P.B. A-673, PG. 6

① TMS# 316-00-01-100  
P.B. A-324, PG. 9

② TMS# 316-00-01-095  
P.B. P-56, PG. 504

EXEMPTION FROM REVIEW PROCESS:  
THIS PLAT REPRESENTS A RESURVEY  
OF AN EXISTING LOT OF RECORD. NO  
CHANGES TO EXISTING PROPERTY LINES  
OR ROADS.  
SEE NOTE 3 OF CERTIFICATION.  
C.L. WARD, SCPLS # 13857 DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2955.95'	747.87'	745.88'	S 39°17'55" E	14°29'46"

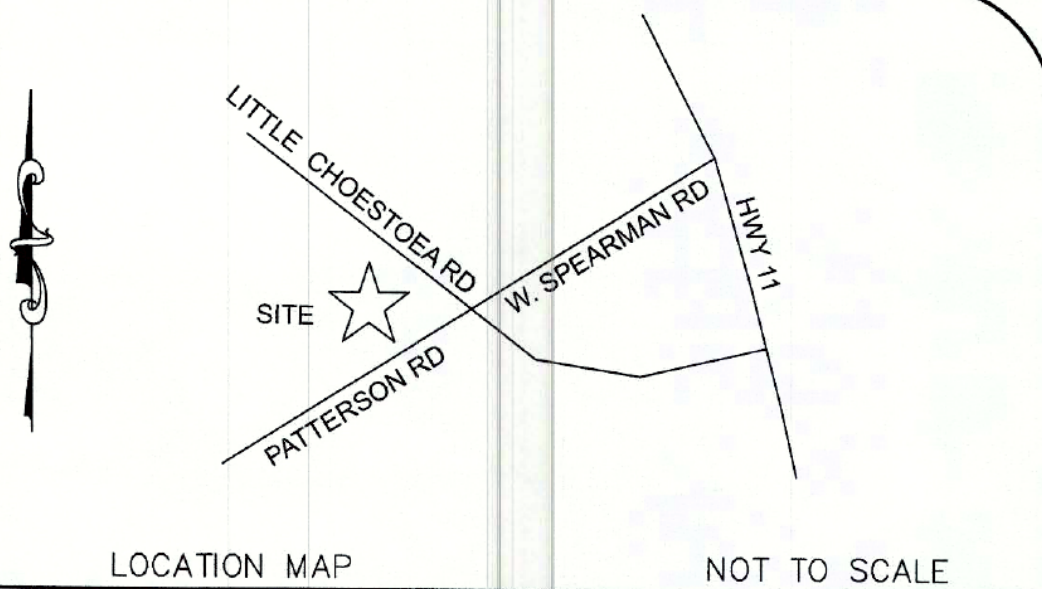


Recorded this 1 day of  
March 20 21  
Vol. B764 Pg. 9  
and Certified  
Register of Deeds, Oconee County

013865

*Per: Bradley Richardson  
290 450 Bypass 123 St D  
Seneca, SC 29168*

FILED OCONEE COUNTY, SC  
ANNA K. DAVISON  
REGISTER OF DEEDS  
2021 MAR -1 PM 1:51



CERTIFICATION:  
THIS IS TO CERTIFY TO JARED REEVES  
ALLIE REEVES THAT AN ACTUAL  
FIELD SURVEY WAS PERFORMED, AS REQUESTED, ON THIS PROPERTY UNDER MY  
SUPERVISION AND I DECLARE THAT:  
1. THE FIELD SURVEY AND THIS PLAT REPRESENT A INDEPENDENT RESURVEY  
OF THE SUBJECT PROPERTY, THAT THE INFORMATION SHOWN HEREON IS CORRECT  
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.  
2. ALL RIGHTS-OF-WAYS, EASEMENTS AND ENCROACHMENTS, OBVIOUS AND  
APPARENT FROM FIELD OBSERVATION AT THE TIME OF THE SURVEY ARE AS  
SHOWN. C.L.WARD, P.L.S., DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE  
OF ANY OTHERS. THIS PROPERTY IS SUBJECT TO ANY RECORDED AND/OR  
UNRECORDED RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS.  
3. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND  
DOES NOT CREATE A NEW STREET OR CHANGE ANY EXISTING STREETS OR  
PROPERTY LINES.  
4. THE AREA OF THE SUBJECT PROPERTY WAS CALCULATED BY COMPUTER  
AND THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS  
DEFINED BY THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND  
SURVEYING IN THE STATE OF SOUTH CAROLINA.  
SIGNATURE OF PROFESSIONAL SURVEYOR  
2/2/21  
DATE OF SIGNATURE  
13857  
SOUTH CAROLINA REGISTRATION NUMBER

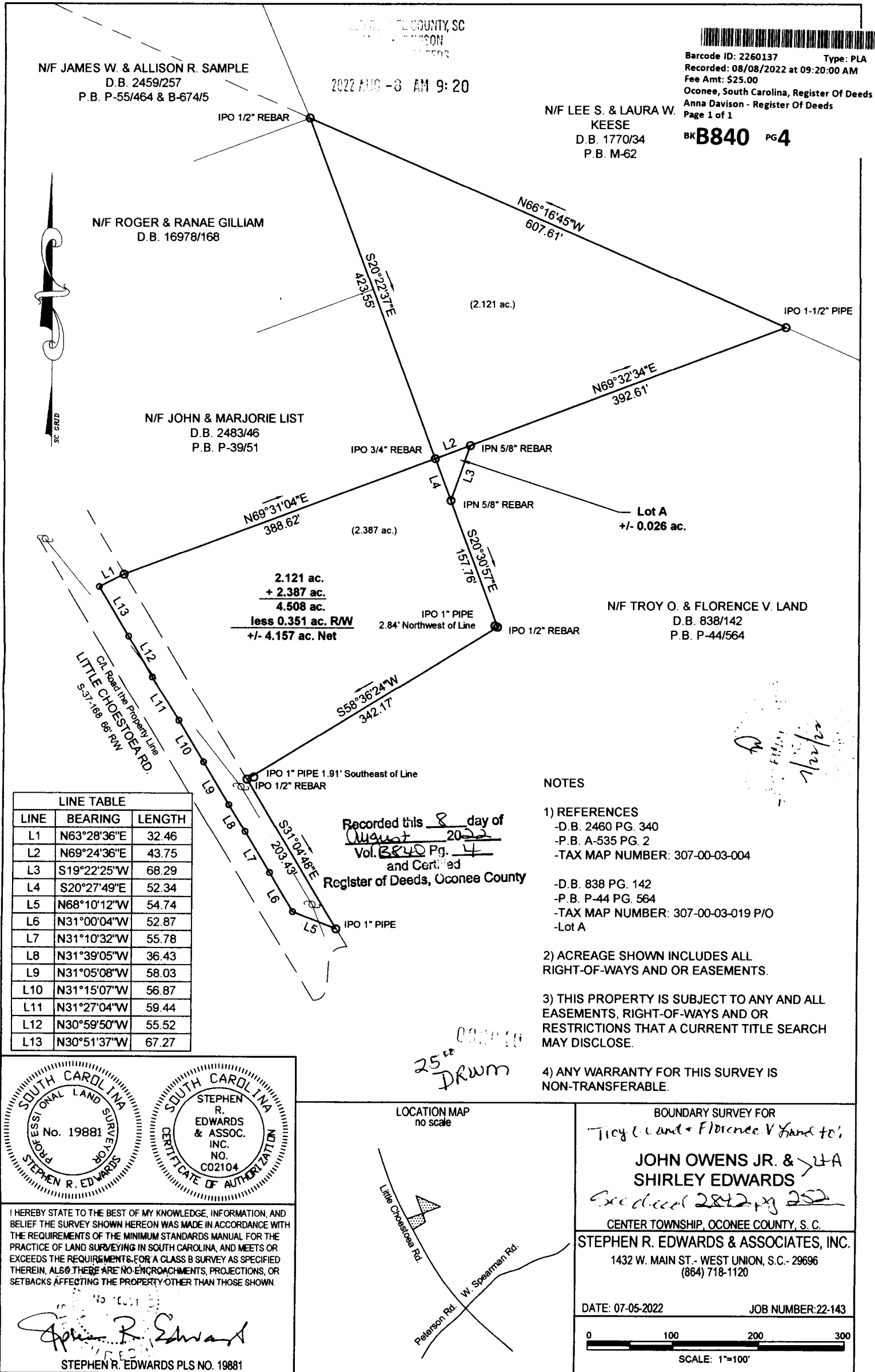
\*BASED UPON GRAPHIC DETERMINATION, THIS PROPERTY DOES/ DOES NOT LIE  
IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE) per                      COUNTY  
COMMUNITY PANEL No.                      DATED                       
\*BASED UPON GRAPHIC DETERMINATION, THIS STRUCTURE DOES/ DOES NOT LIE  
IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE) per                      COUNTY  
COMMUNITY PANEL No.                      DATED                     

NOTE:  
THERE IS A            DRAINAGE AND UTILITY EASEMENT ON EACH SIDE OF ALL  
SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

SURVEYED AS REQUESTED BY  
**JARED REEVES**  
**ALLIE REEVES**  
*See Deed 210 pg 24*  
**OCONEE COUNTY, SOUTH CAROLINA**  
DATE OF SURVEY 01/30/2021 NAME OF DWG. BR-20s0028 TAX MAP NUMBER 316-00-01-004

**C.L. WARD, P.L.S.**  
104 CASTLE DRIVE  
SENECA, S.C. 29672  
(864)661-8253  
**CPLS W**

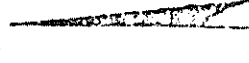




93' Mary A. D. d. 2759 N.W. 1/4 Sec. 11, T. 11 N., R. 11 E., S. 67° 12' E. 210'

SCALE: 1"=100'

N



18

FRANKLIN ELSEA

FRANKLIN ELSEA

S 21° 06' E 210'

N 68° 54' E 418.3'

AREA = 2.0 ACRES

Recorded this 26 day of August  
A. D., 19 74 in Vol. P-39

Page 51 and Certified:

*Ray A. Hord*

D. C. C. P. G. B.

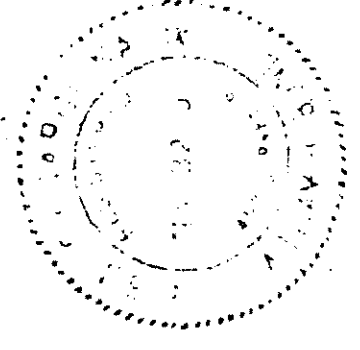
Dconee County, S. O.

PROPERTY OF FRANKLIN ELSEA

LOCATED APPROXIMATELY THREE MILES SOUTHEAST  
OF CARWAY IN THE BLACKJACK COMMUNITY.

DCCONE COUNTY  
SOUTH CAROLINA

*William H. Bond*  
SURVEYED BY WILLIAM H. BOND  
AUGUST 10, 1974



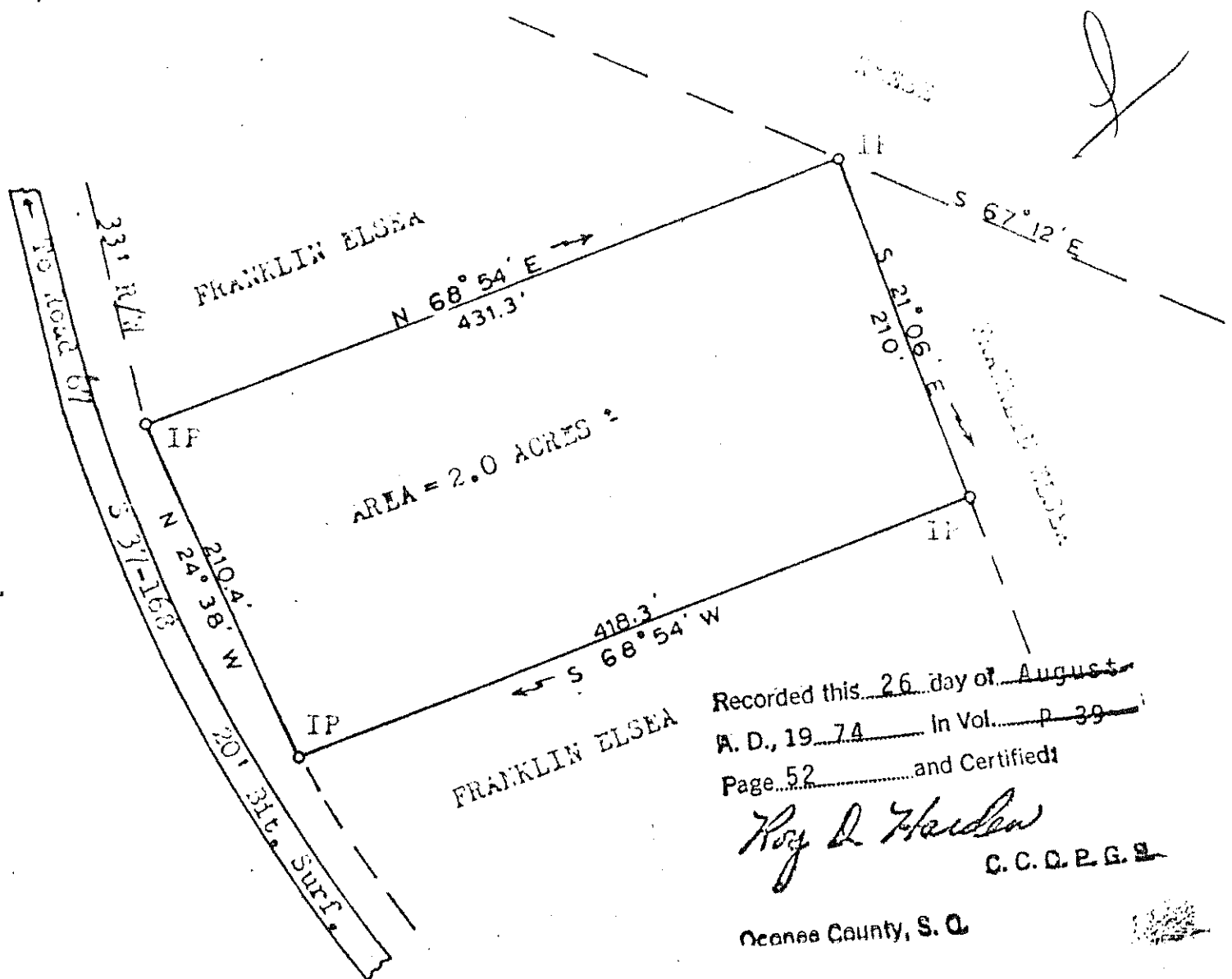
P-39 51

51

52

Traverse & Easement (William)

SCALE: 1" = 100'



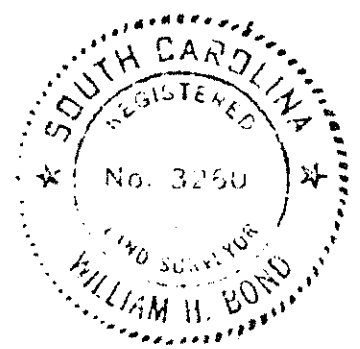
Recorded this 26 day of August  
A. D., 19 74 In Vol. p 39  
Page 52 and Certified

*Roy Q. Harden*  
C. C. O. P. G. S.

Oconee County, S. C.

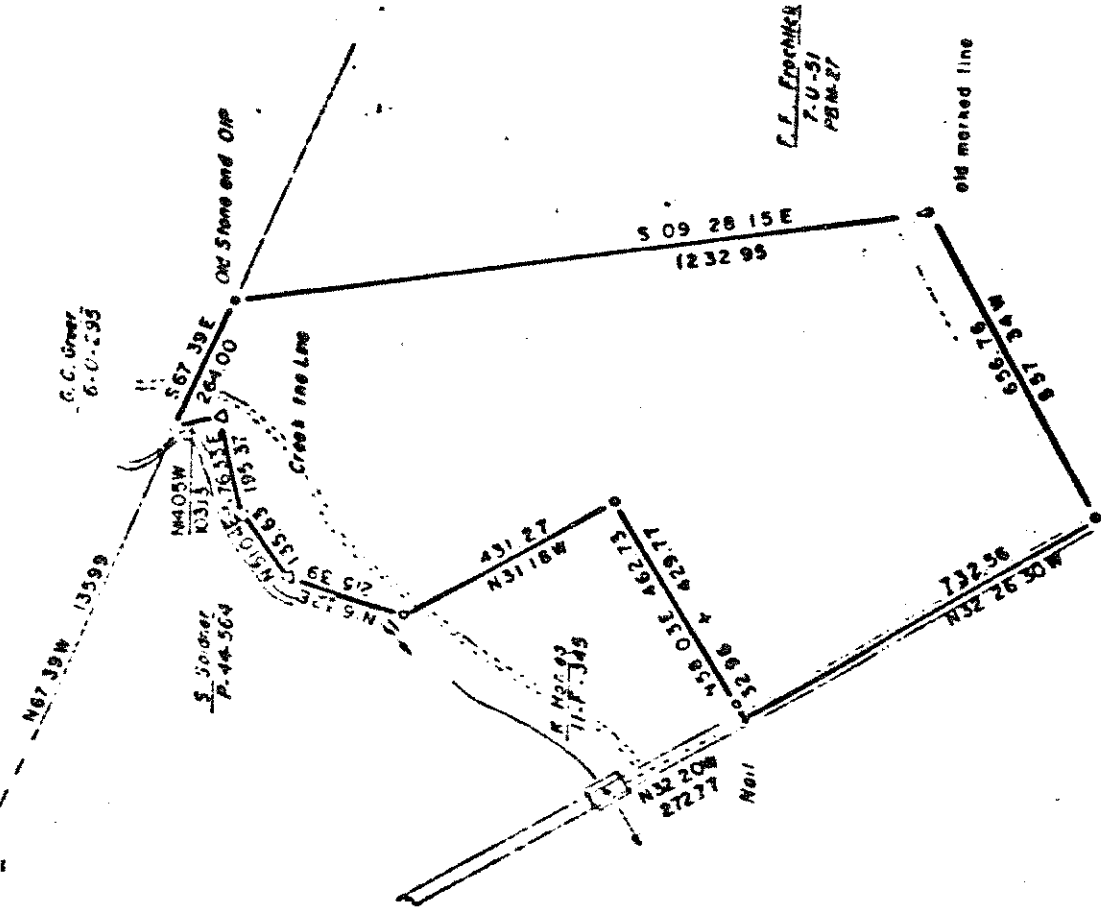
PROPERTY OF FRANKLIN ELSEA  
LOCATED APPROXIMATELY THREE MILES SOUTHEAST  
OF OAKWAY IN THE BLACKJACK COMMUNITY.

OCCONEE COUNTY  
SOUTH CAROLINA  
*William H. Bond*  
SURVEYED BY WILLIAM H. BOND  
AUGUST 10, 1974



P-39-52

True  
NORTH  
Sunshot

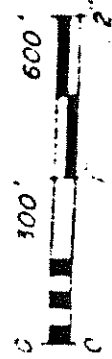


P-40-113  
E of Road  
Trq Lnd

Recorded this 13 day of Sept  
A.D., 19 83 In Vol 7-48  
Page 586 and Certificate

Ray L Hudson

C.C.O. 222  
 Otomere County, Mo.



SCALE 1" = 300'

FLAT PREPARED FOR

Jimmy F. Böwen

Bobbie Bowen

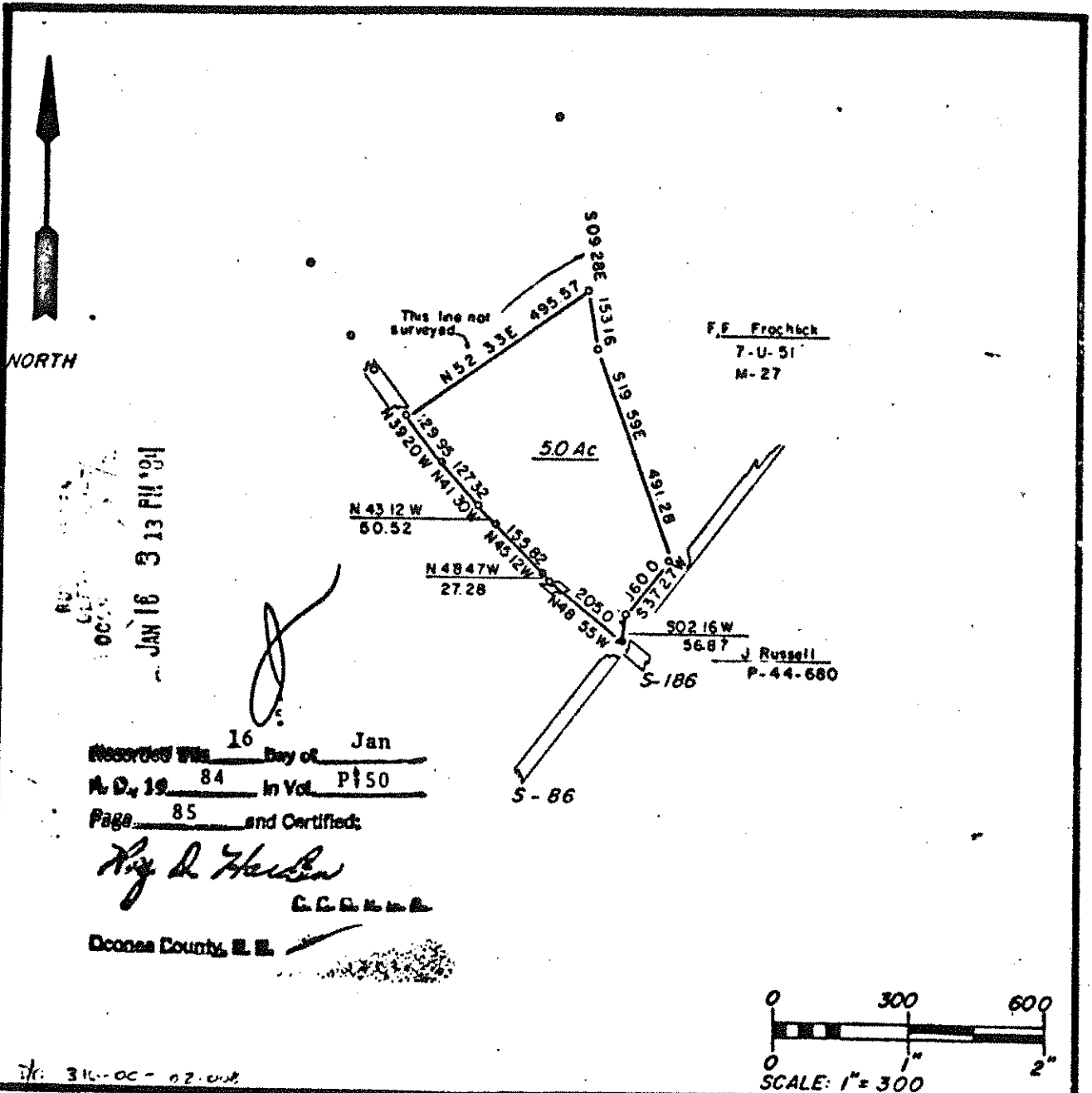
CORNERSTONE of SENECA, Inc.

NOV 3 1965

[illegible]

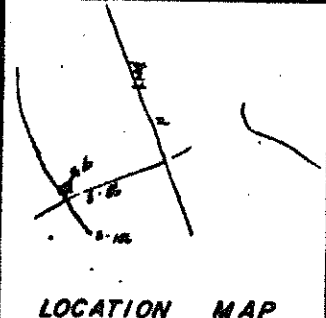
P. 278

P-50 85



Recorded this 16 Day of Jan  
A.D. 1984 In Vol. P 50  
Page 85 and Certified:

*Ray D. Henderson*  
C.C.R.M.E.  
Oconee County, S.C.



STATE: SOUTH CAROLINA  
COUNTY: OCONEE  
CITY:  
TOWNSHIP: CENTER  
DATE: 10-25-83  
PRECISION: 1/7500  
AREA: 5.0 AC.

PLAT PREPARED FOR  
Frank Bibb

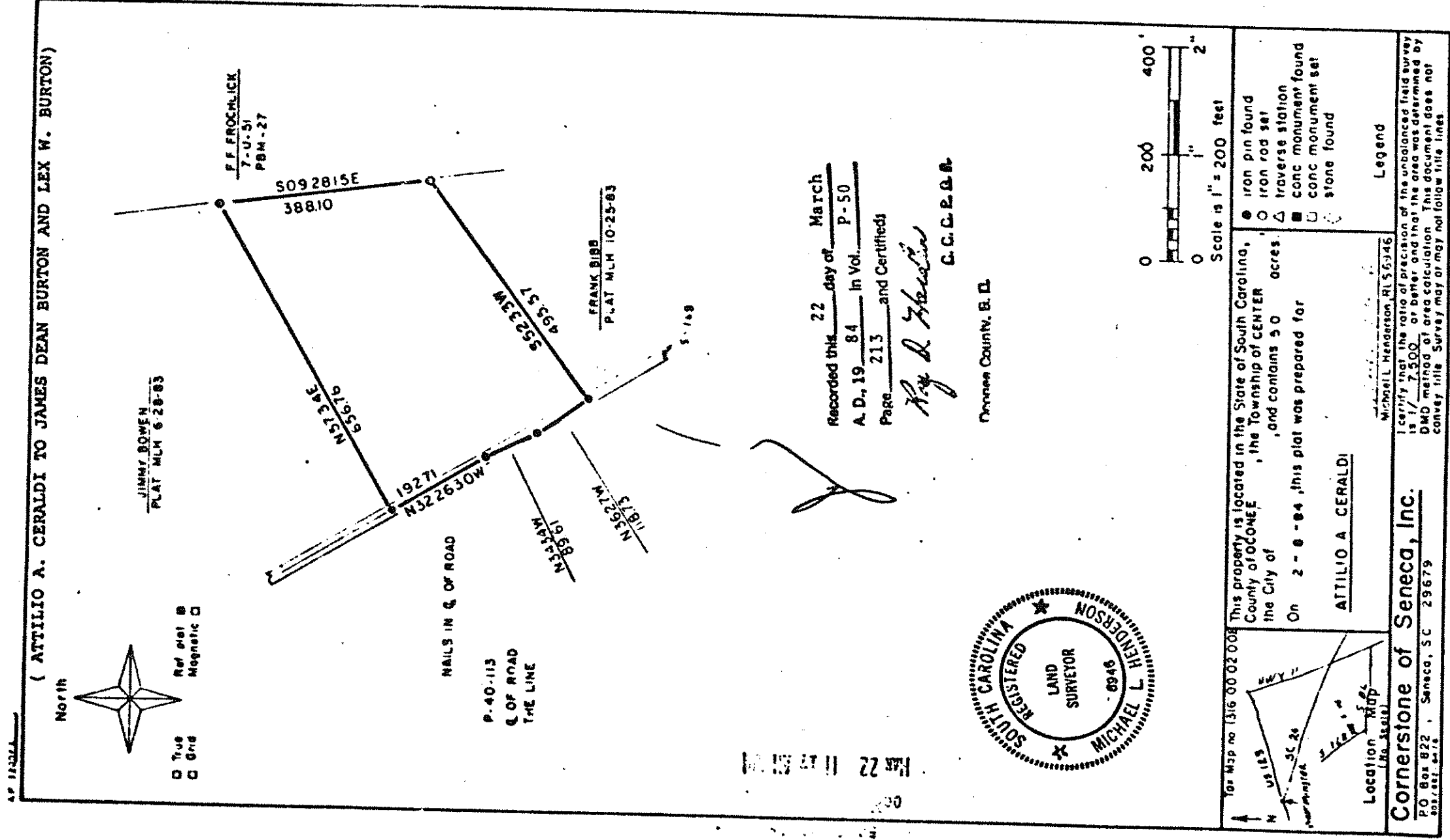
- CONCRETE MONUMENT
- OLD IRON PIN
- NEW IRON PIN

*Michael L. Henderson*  
MICHAEL L. HENDERSON RLS 6946

CORNERSTONE of SENECA, INC.  
POST OFFICE BOX 822 SENECA, SOUTH CAROLINA 29678

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS AS SHOWN HEREON AND THE AREA WAS DETERMINED BY DMD METHOD OF AREA CALCULATION.





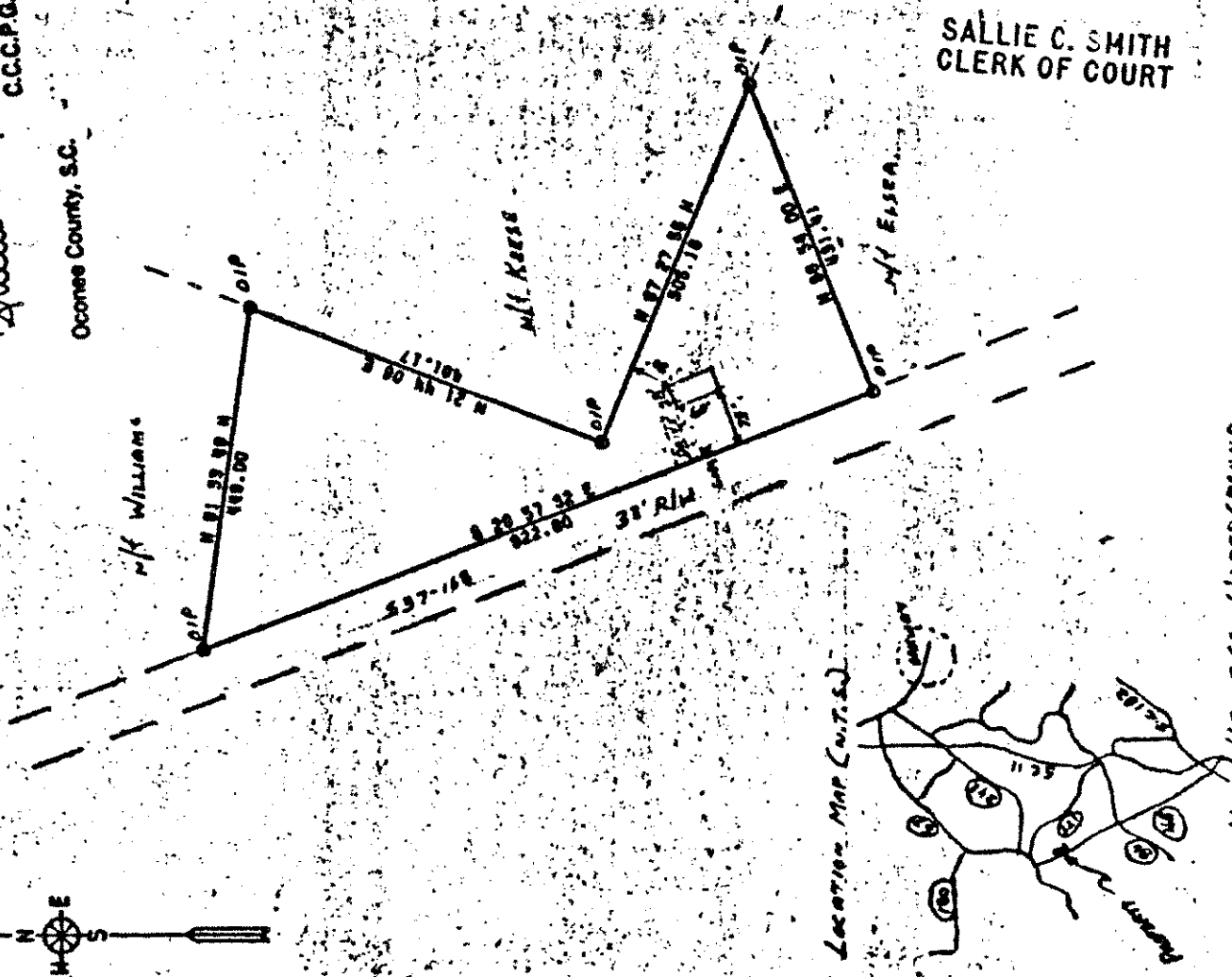
P-50 213

RK  
002454

Recorded this 14 day of Nov  
A.D. 1978 in Vol. P-55  
Page 464 and Certified

Sallie C. Smith  
C.C.C.P.A.S.

Oconee County, S.C.



FILED FOR RECORD  
OCONEE COUNTY  
S.C.  
APR 14 3 01 PM '88  
SALLIE C. SMITH  
CLERK OF COURT

THIS IS TO CERTIFY THAT ON APRIL 12, 1988 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, THAT THE PROPERTY LINES, BUILDINGS, AND WALLS ARE AS HERE SHOWN, THAT THE BUILDINGS LOCATED ON THE LOT DO NOT ENCRACH OR PROJECT ONTO ADJACENT STREETS OR PROPERTY, THAT NO ADJACENT STREETS, BUILDINGS, OR WALLS ENCRACH ONTO THIS PROPERTY, AND THAT THIS PROPERTY IS NOT IN A FLOOD PRONE AREA. THIS PROPERTY IS KNOWN AS 4.627 AC OR 5.37-768

CLENSON ENGINEERING SERVICES	
ACREAGE- 4.627 (MD)	DATE: APRIL 12, 1988
PLAT OF UNBALANCED TRAVERSE	STATE OF SOUTH CAROLINA
PRECISION OF FIELD SURVEY- 1:10000	COUNTY OF OCONEE
SCALE 1 IN. = 200 FT.	ON MAP, 37-150
PLAT PREPARED FOR	
E. RICHARD SORRELLS	
ROBIN W. SORRELLS	
NOTE: ALL CORNERS MARKED BY IRON PINS UNLESS OTHERWISE INDICATED	
REF PLAT BOOK "P-55" PG. "464" FIELD WORK BY CHARLEY COOPER	

P-55 464



006780

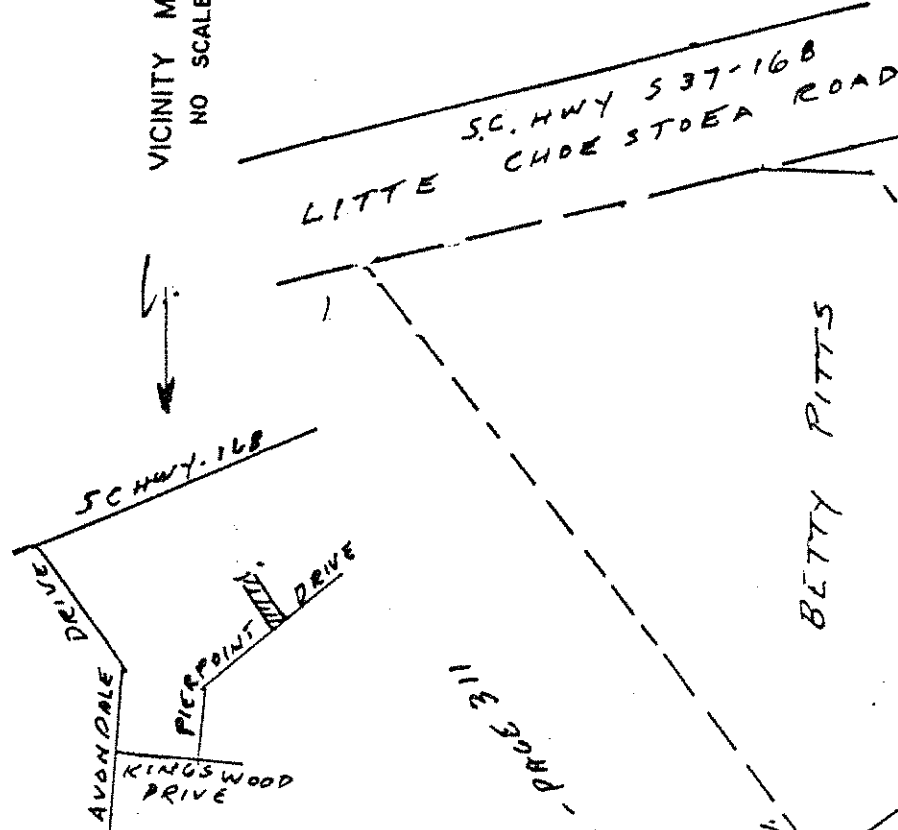
Recorded this 10 day of July  
A. D. 19 92 in Vol. P-591  
Page 690 and Certified:

*John D. Weiler*  
John D. Weiler, S.C.

C.C.C.P.G.S.

Oconee County, S.C.

VICINITY MAP  
NO SCALE



DEED LOT 1 OF GR. HWY 168  
N 1/4 E 1/4 S 20 1/2 ACRES

TO E. BORY  
KINGSWOOD DRIVE  
1366.2'

N 53° 40' E  
202.200'

PIERPOINT DRIVE

N 36° 37' W  
210.59'

FILED FOR RECORD  
OCCONEE COUNTY  
JUL 10 4 09 PM '92  
SALLIE C. SMITH  
CLERK OF COURT

N 53° 40' E  
202.200'

TO BE CONVEYED  
1.00 ACRES

S 36° 37' E  
209.52'

N 20° 17' 00" W  
207.22355'

S 4° 00' 00" W  
170.0000000'

BETTY PITTS

SC. HWY 537-168  
LITTLE CHOCOSTOE ROAD

*John D. Weiler*

SURVEY OF  
SWLY ONE ACRES  
OF LOT NO. 53  
HOMESTEAD SECTION  
CENTER TOWNSHIP  
OCCONEE COUNTY  
SOUTH CAROLINA

THIS PROPERTY IS NOT IN A FLOOD ZONE

*John D. Weiler*

JOHN D. WEILER L.S. 1107 DATE 6/20/92

SCALE - F. = 100'

REFERENCES  
DEED BOOK NO. 11 V - PAGE 128  
PLAT BOOK NO. 38 - PAGE 3  
TAX MAP NO. 316-00-01-072

JOB NO.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING  
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

MELVIN R. ENANCY M. SECKEL

JOHN D. WEILER, LAND SURVEYOR  
121 SWEET GUM DR., WESTMINSTER, S.C. 29693  
TEL. (803) 647-9153

CLOSING SURVEY FOR Betty Pitts

*See deed 698/273*

P-59

689