

THE STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON/RICHLAND

Road/Route I-20/I-26/I-126 (Carolina Crossroads)  
Project ID No. P027662  
Tract 571

RIGHT OF WAY EASEMENT

Approximate Survey Stations

5105+38.15 To 5117+66.24 RT  
Bush River Ramp G  
8103+00 To 8112+00 RT  
I-20 CD EB  
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) B&K Properties of Columbia, LLC, a South Carolina limited liability company, PO Box 12027, Columbia, South Carolina 29211 in consideration of the sum of One Hundred Six Thousand Two Hundred Sixty-Eight and no/100 Dollars (\$106,268.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway from I-20/I-26/I-126 Corridor Improvements on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for a right of way or easement on, over, and along all that certain parcel of land containing **56,395 square feet (1.295 acres)** more or less, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities being a portion of the property owned by B&K Properties of Columbia, LLC, a South Carolina limited liability company, and shown as the "Area of Acquisition" on Exhibits "A" & "B", attached hereto and made a part hereof. This being a portion of the property acquired from Progress Land Development, LLC a South Carolina limited liability company, by deed dated February 28, 2022, and recorded March 1, 2022, in Deed Book 20995, Page 1945 in the ROD Office for Lexington County and shown as Tax Map No. 003697-07-001.

GRANTEE'S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked By  
Project ID No. P027662 Tract 571

**TO HAVE AND TO HOLD**, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 24 day of April, in the year of our Lord, Two Thousand and Three.

Signed, sealed and delivered in the presence of:

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

**B&K Properties of Columbia, LLC, a South Carolina limited liability company**

[Signature]  
By: \_\_\_\_\_ Grantor (L.S.)

Printed Name: C. BRUCE SHEALY

MANAGING PARTNER  
Its: \_\_\_\_\_

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

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF South Carolina )  
COUNTY OF Spartanburg )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April, 2023, by C. Bruce Shealy of B&K Properties of Columbia, LLC, a South Carolina limited liability company, on behalf of the corporation.

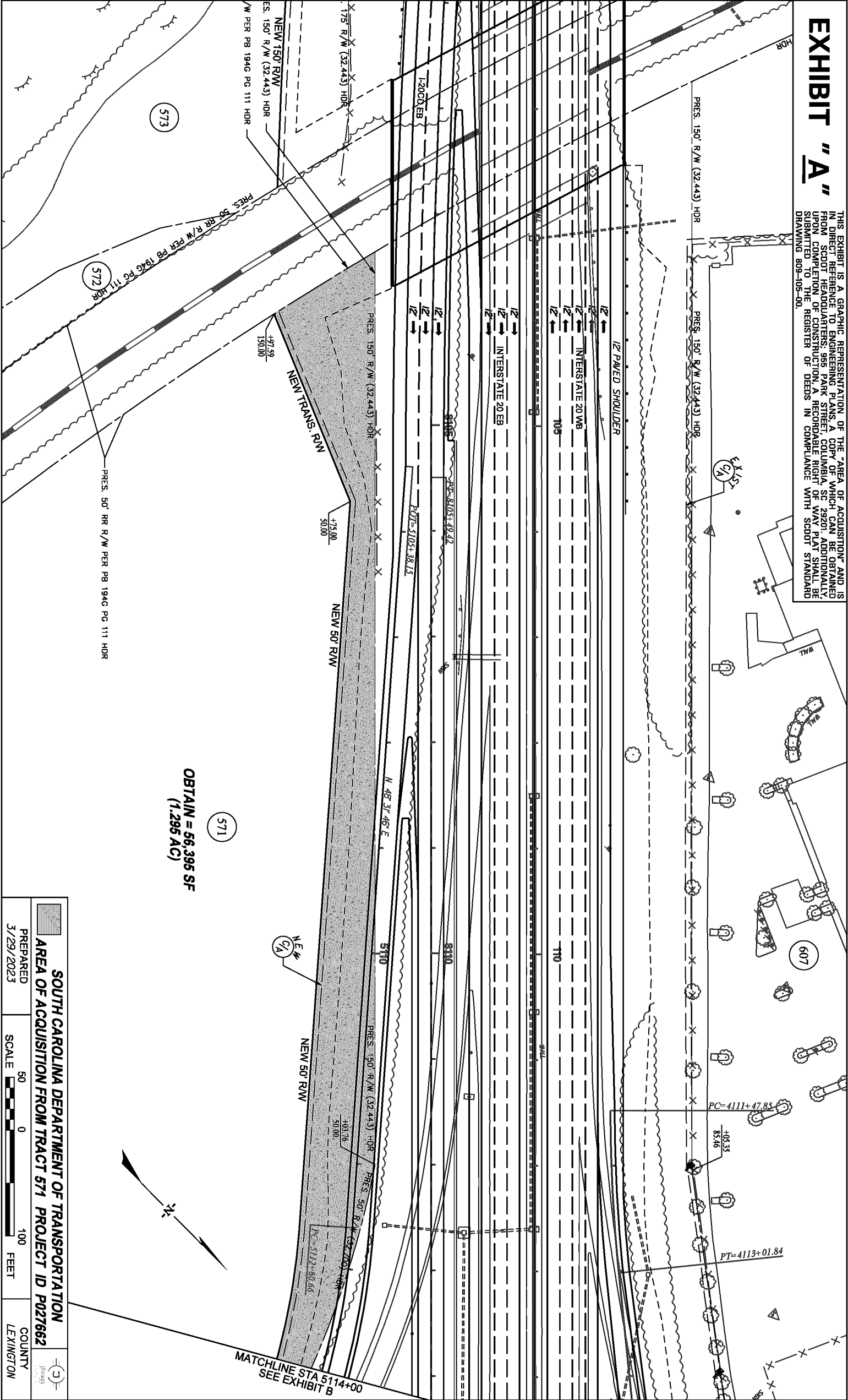
[Signature]  
Signature of Notary Public  
Susan Jennings

Printed Name of Notary Public  
South Carolina  
8/13/2025

**NOTARY PUBLIC FOR THE STATE OF**  
My Commission Expires:  
(Affix seal if outside SC)

**EXHIBIT "A"**

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 965 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-106-00.



**EXHIBIT "B"**

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

INTERSTATE 20 EB

