

THE STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON/RICHLAND

Road/Route I-26 (Carolina Crossroads)
Project ID No. P027662
Tract 609

TITLE TO REAL ESTATE

Approximate Survey Stations

22+00	To	26+00 RT
Road S-273 (Bush River Road) Relo.		
4119+00	To	4121+00 LT
Bush River Road Ramp F		
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Cracker Barrel Old Country Store, Inc., P.O. Box 787, Lebanon, Tennessee 37088** in consideration of the sum of **One Hundred and Forty Six Thousand and no/100 Dollars (\$146,000.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **from I-20/I-26/I-126 Corridor Improvements on Carolina Crossroads**, State and County aforesaid, as shown on plans prepared by the HDR Engineering and dated **October 7, 2019**, said property being herein conveyed as described more particularly in the SPECIAL PROVISIONS.

SPECIAL PROVISIONS:

The above consideration is for that certain parcel of land containing **12,420 square feet (0.285 acre)**, 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 Cracker Barrel Old Country Store Inc., as the “Area of Acquisition” on Exhibit “A”, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 16+09.96 and 42+48.70 on Road S-273 (Bush River Road). This being a portion of the property acquired from John H. Burriss, by deed dated October 12, 1984 and recorded October 15, 1984 in Deed Book 684, Page 124 in the ROD Office for Lexington County as shown as Tax Map No. 003697-06-014.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

Date Checked _____ By _____
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TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever, subject, however, to all existing easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 25th day of February, in the year of our Lord, Two Thousand and Twenty-Two.

Signed, sealed and delivered in the presence of:

Charlatta Roper
1st Witness

Cracker Barrel Old Country Store, Inc.

By: Mike Ellis
Grantor (L.S.)

Printed Name: Mike Ellis

Noël Tippett
2nd Witness

Its: Vice President, Real Estate & Development

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 Tennessee)
COUNTY OF Wilson)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25th of February, 2022 by Mike Ellis, VP, Real Estate & Development of Cracker Barrel Old Country Store Inc., on behalf of the company.



NOTARY PUBLIC FOR THE STATE OF

Noël Tippett
Signature of Notary Public
Noël Tippett
Printed Name of Notary Public
Tennessee
1-22-25

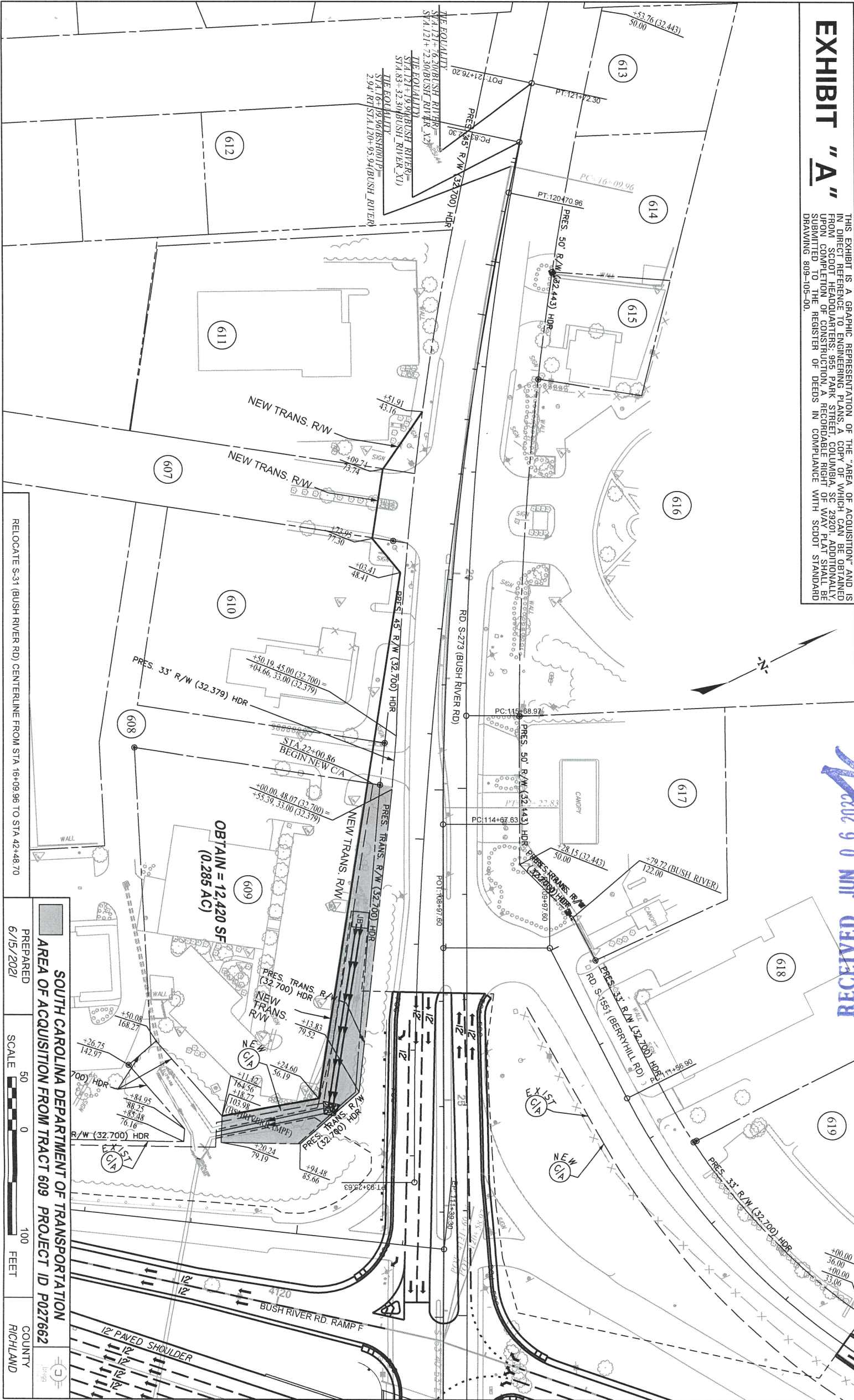
My Commission Expires:
(Affix seal if outside SC)

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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 SCDDT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONAL INFORMATION OF CONSTRUCTION, A RECOMBABLE RIGHT OF WAY PLAN SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDDT STANDARD DRAWING 809-105-00.

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SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

AREA OF ACQUISITION FROM TRACT 609

PROJECT ID P027662

PREPARED

6/15/2021

SCALE

50 0 100

FEET

COUNTY

RICHLAND

RELOCATE S-341 (BUSH RIVER RD) CENTERLINE FROM STA 16+09.96 TO STA 42+48.70

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

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 2208 Bush River Road, Columbia, bearing a portion of County Tax Map Number 003697-06-014, was transferred by Cracker Barrel Old Country Store, Inc. to The South Carolina Department of Transportation on February 25, 2022.
3. Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (see information section of affidavit): Item 2, transferring realty to the fed gov't or to a state, its agencies or depts (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) The fee is computed on the fair market value of the realty which is _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: right of way agent for the South Carolina Department of Transportation.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 4th
day of April, 2022
Melissa J. Ca
Notary Public for South Carolina
My Commission Expires: 8/28/2025

Responsible Person Connected with the Transaction

LEE THOMAS
Print or Type Name Here

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