


Book 2522-1918

2020043699 08/27/2020 12:06:39:757

Deed

Fee: \$15.00 County Tax: Exempt State Tax: Exempt



2020043699 John T. Hopkins II Richland County R.O.D.

THE STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON/RICHLAND

TITLE TO REAL ESTATE

Approximate Survey Stations

Road/Route **I-26 (Carolina Crossroads)**

Project ID No. **P027662**

Tract **384**

9012+00 To 9014+00 LT

Rd S-2891 (Morning Hill Road) Relo

To

To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Michael M. Coffey, 238 Latonea Drive, Columbia, South Carolina 29210 in consideration of the sum of Nine Thousand Two Hundred Thirty and no/100 Dollars (\$9,230.00) 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.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 0.080 acres (3,493 SF) of land, more or less, and all improvements thereon, if any, being a portion of the property, owned by Michael M. Coffey shown 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 8999+92.87 and 9029+82.97. This being a portion of the property acquired by Will of Evelyn R. Coffey, filed September30, 2016, as reflected in Probate Roll No. 2016-ES-40-01525 in the Probate Court; also by Deed of Distribution dated November 7, 2017 and recorded November 16, 2017 in Deed Book 2260, Page 558 in the records for Richland County and shown as Tax Map No. R05915-03-10.

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 _____

Project ID No. P027662 Tract 384


TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 9th day of July, in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:



1st Witness



Michael M. Coffey Grantor (L.S.)



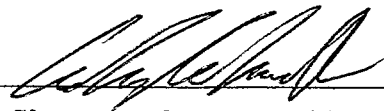
2nd Witness

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 RICHLAND)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 07/09/2020 by Michael M. Coffey.



Signature of Notary Public
Cedric Lee Thomas Jr

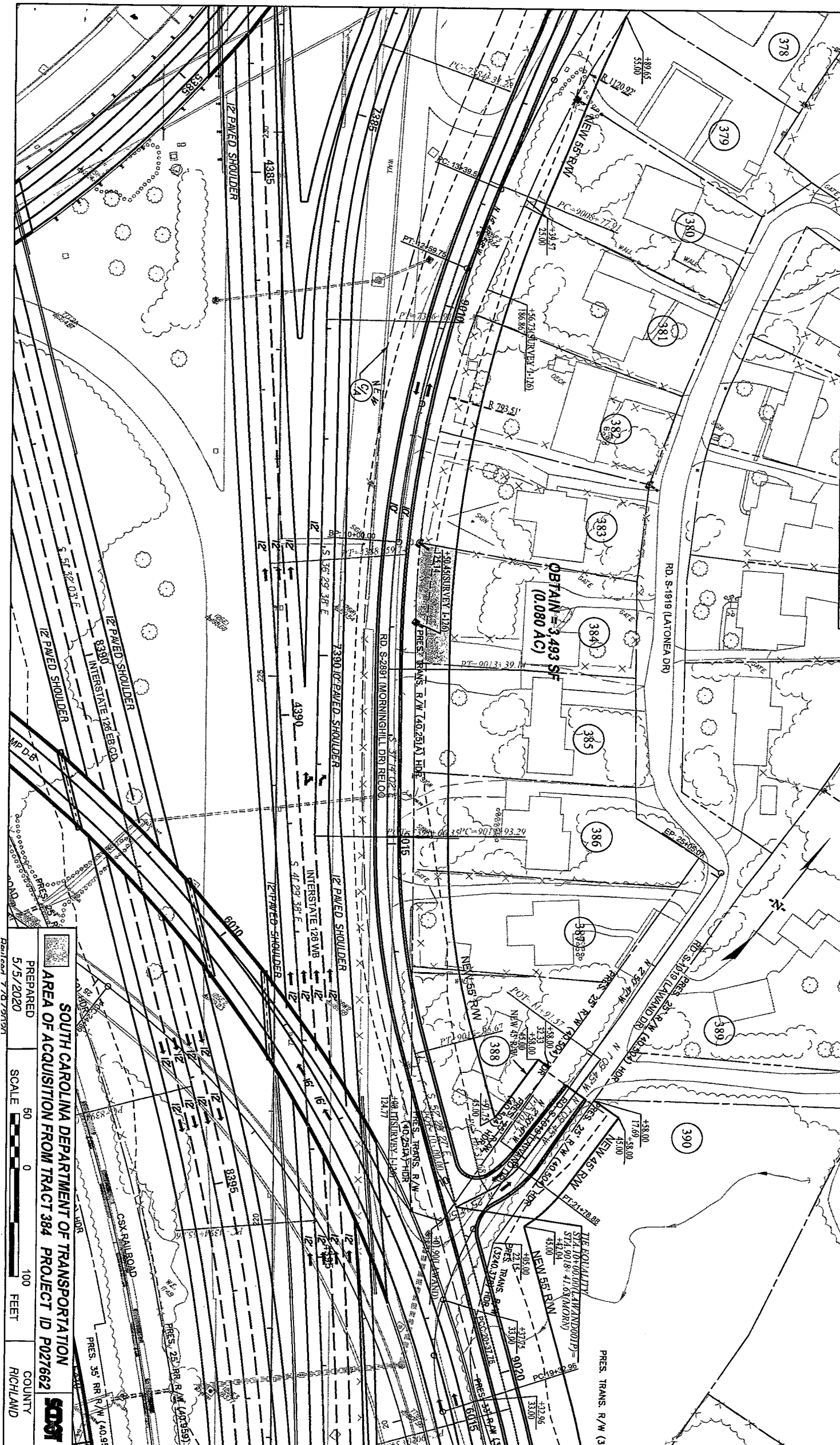
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA
My Commission Expires: 1-18-2027
(Affix seal if outside SC)

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 SCOT'S HEADQUARTERS, 665 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION A RECORDABLE RIGHT OF WAY PLAT SHALL BE DRAWING TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOT'S STANDARD DRAWING 809-106-001.

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RELOCATE S-2891 (MORNING HILL DR) CENTERLINE FROM STA 8999+92.87 TO STA 9029+62.9




STATE OF SOUTH CAROLINA)
COUNTY OF Richland)

Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 238 Latonea Drive
bearing the entire County Tax Map Number R05915-03-10, was transferred
by Michael M. Coffey
to The South Carolina Department of Transportation on July 9, 2020.
3. Check one of the following: The deed is
(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
Item 2 (c) ☒ exempt from the deed recording fee because (see information section of affidavit):
transferring realty to the federal gov't or to a state, its agencies or depts (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
(b) _____ The fee is computed on the fair market value of the realty which is _____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: right of way agent for the South Carolina Department of Transportation.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 27th
day of July 2020
Michael M. Coffey
Notary Public for South Carolina
My Commission Expires: 8/28/2025


Responsible Person Connected with the Transaction
Cedric Lee Thomas
Print or Type Name Here