

SCDOT R/W Form 802 (10-2019)

Book 2490-635
 2020022382 05/28/2020 10:44:22:470
 Fee: \$15.00 County Tax: Exempt
 State Tax: Exempt
 2020022382 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 **405**

See Special Provisions To _____
 To _____
 To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Arlene Woody (aka) Arlene P. Woody (aka) Arlene Phillips Woody, 200 Wellmore Drive, Lexington, South Carolina 29072** in consideration of the sum of **Two Hundred Forty Five Thousand Nine Hundred Thirty Six and no/100 Dollars (\$245,936.00)** 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 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 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 all that certain parcel of land containing 0.67 (29,445 SF) of an acre of land, more or less, being the entire property and all improvements thereon, **including the 3,236 square foot brick residence**, owned by Arlene Woody (aka) Arlene P. Woody (aka) Arlene Phillips Woody. The property herein being conveyed is further described as being all that certain, piece, parcel or lot of land, together with any buildings and improvements thereon, situate lying and being on the western side of Arrowwood Road, near the city of Columbia, County of Richland, State of South Carolina, said lot shown on a plat of property of Louise G. Mood made by Richard M. Lee, Registered Surveyor, May 24, 1955, copy of said plat being recorded in the office of the Clerk of Court for Richland County in Plat Book 6 at Page 361, and also being shown as a portion of Lot two (2), Block "H" on a plat prepared by J. C. Covington, C.E., March 22, 1946, copy of said plat being recorded in said Clerk of Court for Richland County in Plat Book "K" at Page 133, and being bounded as follows: On the North by property now or formerly of Moon, measuring thereon two hundred nineteen and four-tenths (219.4') feet, more or less; on the Northeast by property now or formerly of Moon, measuring thereon Fifty-two (52') feet, more or less; on the East by Arrowwood Road, fronting thereon on hundred (100') feet, more or less; on the South by property now or formerly of Stribling, measuring thereon one hundred ninety-nine and three-tenths (199.3') feet, more or less; and on the West by property undesignated on said plat measuring thereon one hundred ten (110') feet, more or less. This being the entire property conveyed to Arlene Woody (aka) Arlene P. Woody (aka) Arlene Phillips Woody acquired by Will of Thomas Howard Woody filed October 25, 2011, as reflected in Probate Roll No. 2011-ES-40-01356 in the Probate Court; also by Deed of Distribution dated July 20, 2012 recorded July 20, 2012 in Deed Book 1781, Page 1730; also from Mary Isla Crumpler Snyder by deed dated and recorded December 9, 1968 in Deed Book D126, Page 254 both in the records of the ROD Office for Richland County and shown as Tax Map No. R07302-05-04.

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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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.

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 6th day of April, in the year of our Lord, Two Thousand and Twenty.

Signed, sealed and delivered in the presence of:

Kathleen Doherty
1st Witness

Ceylle Woody Stroupe as Conservator
Arlene Woody (aka) Arlene P. Grantor (L.S.)
Woody (aka) Arlene Phillips
Woody by Ceylle Woody
Stroupe, as Conservator

Spence S. Reese
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 4/6/20 by Ceylle Woody Stroupe.

Venusof. Aueland
Signature of Notary Public
Terese P. Hollander
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:
(Affix seal if outside SC)

SC.

2-1-2008