

Book 2466-1660
2020005760 02/03/2020 15:53:29:440
Fee: \$15.00 County Tax: \$0.00 Deed State Tax: \$0.00
2020005760 John T. Hopkins II Richland County R.O.D.

THE STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

Road/Route Carolina Crossroads
Project ID No. P027662
Tract 404

SEE COMPANION DEED
TITLE TO REAL ESTATE
Approximate Survey Stations

24+00 ✓ To 32+00 Lt. ✓
(I-26)
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) James E. Knight, Jr. – 1811 Seneca Avenue, Columbia, South Carolina 29205, Patricia T. Bowen as Trustee of the Patricia T. Bowen Revocable Trust U/A dated November 18, 2004, as amended and Patricia T. Bowen as Trustee of the Donald L. Bowen Family Trust – 1001 Wildewood Downs Circle, Apt. 109B, Columbia, South Carolina 29223 in consideration of the sum of Three Hundred Thirty Thousand and No/100 Dollars (\$330,000.00) 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 on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 3.88 acres (169,013 square feet), more or less, being the entire property, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, owned by James E. Knight, Jr., Patricia T. Bowen as Trustee of the Patricia T. Bowen Revocable Trust U/A dated November 18, 2004, as amended and Patricia T. Bowen as Trustee of the Donald L. Bowen Family Trust. This being the entire property acquired from Carroll T. Moon by deed dated March 5, 1984 and recorded March 5, 1984 in Deed Book D684, Page 202; also from Patricia T. Bowen as Successor Trustee of the Donald L. Bowen Revocable Trust U/A dated November 18, 2004 by deed dated August 4, 2016 and recorded August 5, 2016 in Deed Book R2135, Page 1934; also from Patricia T. Bowen by deed dated January 18, 2019 and recorded January 24, 2019 in Deed Book R2367, Page 752, in the records for Richland County and shown as Tax Map No. R07302-05-03.

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), my (or our) heirs, executor and administrators, 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 my (or our) heirs 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 12/5/19 By CRA
Project ID No. P027662 Tract 404

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 27th day of November, in the year of our Lord, Two Thousand and 2019.

Signed, sealed and delivered in the presence of:

Robert Jones Jr
1st Witness

Patricia T. Bowen
Patricia T. Bowen as Trustee of the
Patricia T. Bowen Revocable Trust U/A
dated November 18, 2004, as amended

Grantor (L.S.)

Patricia T. Bowen as Trustee of the
Donald L. Bowen Family Trust

Crystal M Morris
2nd Witness

Grantor (L.S.)

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 27th November 2019 by Patricia T. Bowen as Trustee of the Patricia T. Bowen Revocable Trust U/A dated November 18, 2004, as amended and Patricia T. Bowen as Trustee of the Donald L. Bowen Family Trust.

Crystal M Morris
Signature of Notary Public

Crystal M Morris
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

South Carolina
June 28, 2027


My Commission Expires:
(Affix seal if outside SC)

Book 2466-1663

2020005761 02/03/2020 15:53:29:520

Deed

Fee: \$15.00 County Tax: \$0.00 State Tax: \$0.00



2020005761 John T. Hopkins II Richland County R.O.D.

THE STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Road/Route Carolina Crossroads

Project ID No. P027662

Tract 404

SEE COMPANION DEED

TITLE TO REAL ESTATE

Approximate Survey Stations

24-00 ✓ To 32+00 Lt. ✓

(I-26)

To

To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) James E. Knight, Jr. – 1811 Seneca Avenue, Columbia, South Carolina 29205, Patricia T. Bowen as Trustee of the Patricia T. Bowen Revocable Trust U/A dated November 18, 2004, as amended and Patricia T. Bowen as Trustee of the Donald L. Bowen Family Trust – 1001 Wildewood Downs Circle, Apt. 109B, Columbia, South Carolina 29223 in consideration of the sum of Three Hundred Thirty Thousand and No/100 Dollars (\$330,000.00) 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 on Carolina Crossroads, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 3.88 acres (169,013 square feet), more or less, being the entire property, and all improvements thereon, if any, including rights of access as may be needed for controlled access facilities, owned by James E. Knight, Jr., Patricia T. Bowen as Trustee of the Patricia T. Bowen Revocable Trust U/A dated November 18, 2004, as amended and Patricia T. Bowen as Trustee of the Donald L. Bowen Family Trust. This being the entire property acquired from Carroll T. Moon by deed dated March 5, 1984 and recorded March 5, 1984 in Deed Book D684, Page 202; also from Patricia T. Bowen as Successor Trustee of the Donald L. Bowen Revocable Trust U/A dated November 18, 2004 by deed dated August 4, 2016 and recorded August 5, 2016 in Deed Book R2135, Page 1934; also from Patricia T. Bowen by deed dated January 18, 2019 and recorded January 24, 2019 in Deed Book R2367, Page 752, in the records for Richland County and shown as Tax Map No. R07302-05-03.

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), my (or our) heirs, executor and administrators, 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 my (or our) heirs 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 12/5/19 By CRH

Project ID No. P027662 Tract 404

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 27th day of NOVEMBER, in the year of our Lord, Two Thousand and NINETEEN

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness

[Signature]
James E. Knight, Jr. Grantor (L.S.)

Crystal M Morris
2nd Witness

Grantor (L.S.)

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 27th November 2019 by James E. Knight, Jr.

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:
(Affix seal if outside SC)

Crystal M Morris
Signature of Notary Public
Crystal M Morris
Printed Name of Notary Public
South Carolina
June 28, 2027