

SCDOT R/W Form 802 EXHI (10-2019)

Book 2521-2438

2020043111 08/25/2020 10:18:43:120

Deed

Fee: \$15.00

County Tax: Exempt

State Tax: Exempt



2020043111

John T. Hopkins II

Richland County R.O.D.

THE STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

TITLE TO REAL ESTATE

Approximate Survey Stations

Road/Route **I-20/26/126**
Project ID No. **P027662**
Tract **410**

_____ 21+00 To 23+00 Lt.
_____ Colonial Life Blvd.
_____ To _____
_____ To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Columbia Zen Buddhist Priory, Inc. 426 Arrowwood Rd. Columbia, SC 29210** in consideration of the sum of **FOUR THOUSAND SEVEN HUNDRED FIVE DOLLARS AND NO/100 (\$4,705.00)** 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 **Carolina Crossroads** on **I-20/26/126**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **10-2-2019**.

SPECIAL PROVISIONS:

The above consideration is for all that parcel of land containing 1,363 square feet (0.031 acres), more or less and all improvements thereon, if any, owned by Columbia Zen Buddhist Priory, Inc., shown as the "Area of Acquisition" on Exhibit A attached hereto and made about hereof. This being a portion of the property acquired from George E. Younginer by deed dated 11-16-2001 and recorded 11-28-2001 in Deed Book R594, Page 2355 in the records for ~~Spartanburg~~ **Richland** County and shown as **Tax Map No. R07302-03-08**.

Richland *JB/KH*

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 7-28-20 By JB

Project ID No. P027662 Tract 410

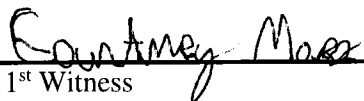
SCDOT R/W Form 802 EXHI (10-2019)

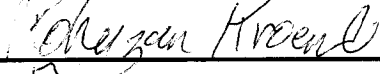
TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

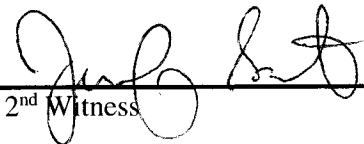
IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 16th day of July, in the year of our Lord, Two Thousand and **Twenty**.

Signed, sealed and delivered in the presence of:

Columbia Zen Buddhist Priory, Inc.


1st Witness

By: 
Title: PRIOR Grantor (L.S.)


2nd Witness

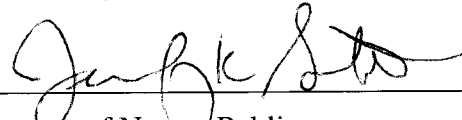
Rokuzan Kroenke
Print Name Grantor (L.S.)

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 16th day of July, 2020 by Rokuzan Kroenke of Columbia Zen Buddhist Priory, Inc., a corporation, on behalf of the corporation.


Signature of Notary Public

Jennifer K Smith
Printed Name of Notary Public

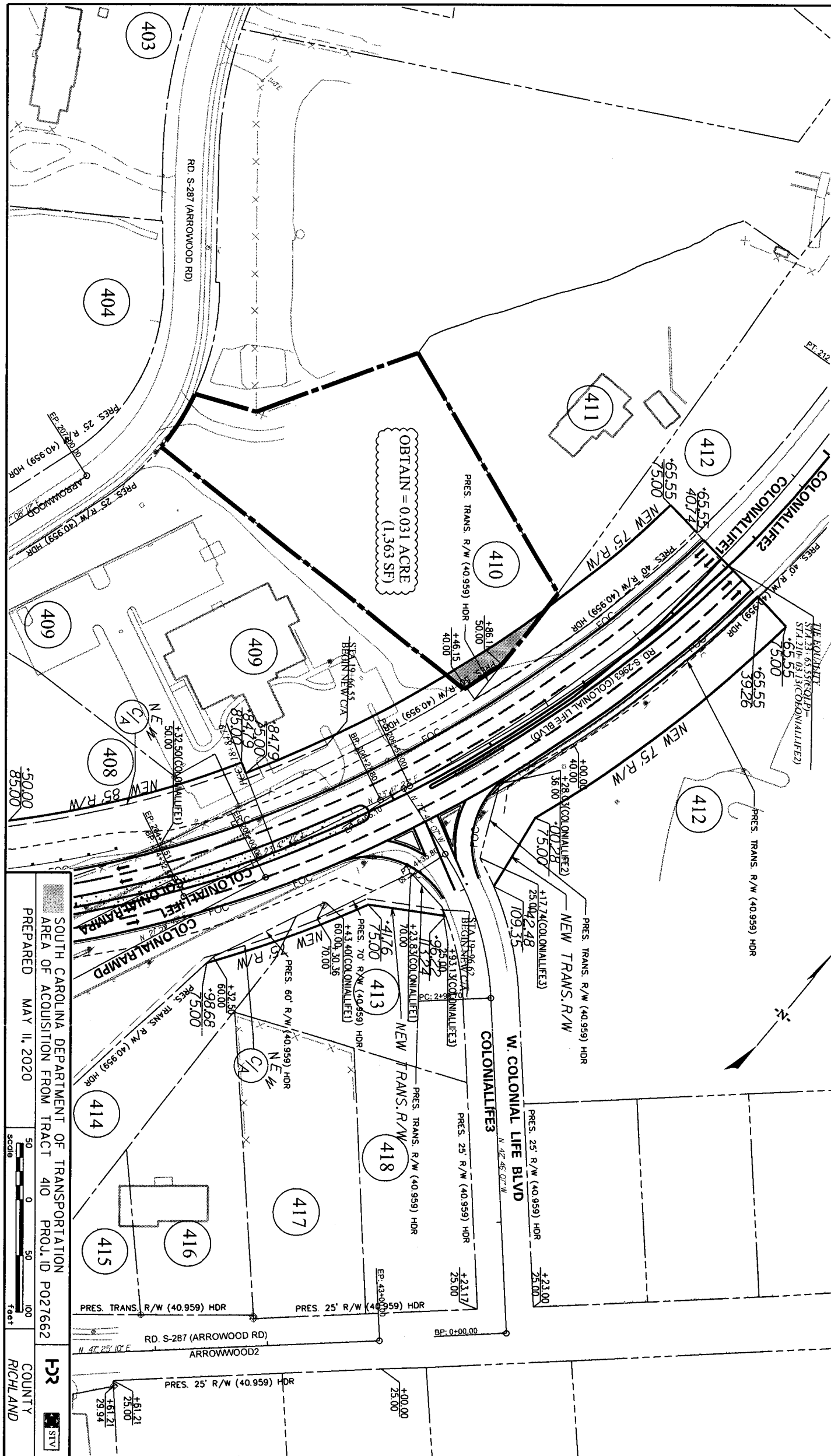
NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:
(Affix seal if outside SC)

South Carolina
11-28-27

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE AREA OF ACQUISITION AND IS NOT A SUBSTITUTE FOR THE ENGINEERING PLANS. A COPY OF WHICH CAN BE OBTAINED FROM SCOTT HEADQUARTERS, 985 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOTT STANDARD DRAWING 809-105-01.



SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 410 PROJ. ID P027662
PREPARED MAY 11, 2020

50 0 50 100
Scale Feet

CDR COUNTY RICHLAND

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 426 Arrowwood Road, bearing RICHLAND County Tax Map Number R07302-03-08, was transferred by Columbia Zen Buddhist Priory, Inc. to the South Carolina Department of Transportation on July 16, 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.
 - (c) X exempt from the deed recording fee because (See Information section of affidavit): Item 2 – transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____.

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ 0
- (b) Place the amount listed in item 5 above here: \$ 0
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 0.

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 acquiring property 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.

Jennifer K. Smith
Responsible Person Connected with the Transaction
Jennifer K. Smith
Print or type the above name here

SWORN to and subscribed before me this _____

2024 day of JULY, 2020.

Notary Public for SOUTH CAROLINA

My Commission Expires: 7/22/21

Notary (L.S.) _____

Notary (printed name) ANDREW HUFF