

Book 2599-1952
2021017749 03/19/2021 13:56:23:843
Fee: \$15.00 County Tax: Exempt Deed State Tax: Exempt
2021017749 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 298

See Special Provisions To
To
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Oseni B. Bello and Agnes B. Bello, 124 Bakers Point Road, Columbia, South Carolina 29223 in consideration of the sum of One Hundred Thirty-Eight Thousand and no/100 Dollars (\$138,000.00) 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 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 the entire property, being **0.31 acre** of land, more or less, and all improvements thereon, **including the 1,508 square foot brick veneer residence**, owned by Oseni B. Bello and Agnes B. Bello. The property herein being conveyed is further described as being all that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying, being and situated in the County of Richland, approximately three miles northwest of the City of Columbia, in the State of South Carolina, the same being shown and designated as Lot Five (5), Block “J” as shown on a plat of Skyview Terrace by B.P. Barber and Assoc., Engineers, dated 5/10/1956 and recorded in the Office of the RMC Office for Richland County in Plat Book “R” at page 57; being more particularly shown on a survey prepared for Herbert A. Osburn by Inman Land Surveying Co., Inc., dated 6/20/1997, to be recorded, having such boundaries and measurements as shown on said latter plat referenced to which is hereby made for a more complete and accurate description. This being the same property acquired from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-5 by deed dated May 28, 2013 and recorded June 13, 2013 in Deed Book 1869, Page 626 in the records of the ROD Office for Richland County and shown as Tax Map Nos. R06014-11-03.

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 _____ By _____
Project ID No. P027662 Tract 298


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 11th day of January in the year of our Lord, Two Thousand and ~~Twenty~~ twenty one.

Signed, sealed and delivered in the presence of:


1st Witness


2nd Witness


Oseni B. Bello Grantor (L.S.)

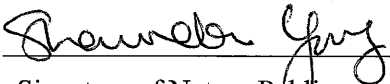

Agnes B. Bello Grantor (L.S.)

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 01/11/2021 by Oseni B. Bello and Agnes B. Bello.


Signature of Notary Public
SHAWNDA YOUNG
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA
My Commission Expires: 10/25/29
(Affix seal if outside SC)

10/25/29

Shawnda R. Young
NOTARY PUBLIC
State of South Carolina
My Commission Expires 10/25/2029

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 440 Gale Drive,
bearing the entire County Tax Map Number R06014-11-03, was transferred
by Oseni B. Bello and Agnes B. Bello
to The South Carolina Department of Transportation on January 11, 2021.
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 16th
day of February 2021
Melvin J. Cain
Notary Public for South Carolina
My Commission Expires: 8/25/2020

John E. Terry
Responsible Person Connected with the Transaction
John E. Terry
Print or Type Name Here