


Book 2490-632

2020022381 05/28/2020 10:44:22:167

Deed

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



2020022381 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-26 (Carolina Crossroads)

Project ID No. P027662

Tract 307

See Special Provisions	To	
	To	
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) House Magic Trust, Julie Brickley Trustee, 11 Bee Ridge Circle, Columbia, South Carolina 29223 in consideration of the sum of One Hundred Forty Two Thousand Three Hundred Eighty Three and no/100 Dollars (\$142,383.00) 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 0.3247 of an acre of land, more or less, being the entire property and all improvements thereon, **including the 1,777 square foot brick residence**, owned by House Magic Trust, Julie Brickley, Trustee. 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 in Richland County, South Carolina containing 0.324 acres known and designated as Lot 27, Block D on Skyview Terrace, plat prepared by B.P. Barber and Associates dated May 10,1965 and recorded in the Office of the ROD Office for Richland County in Plat Book R at pages 56 and 57 and measuring approximately 102.5 feet on the south side of Gale Drive and approximately 138 feet on the west side of Luster Lane. This being the same property conveyed to House Magic Trust, Julie Brickley, Trustee by deed of Secretary of Housing and Urban Development dated March 5, 2018 and recorded March 8, 2018 in Deed Book 2285, Page 2187 in the ROD Office for Richland County as shown as Tax Map No. R06014-10-03.

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 307

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 14th day of January, in the year of our Lord, Two Thousand and 20.

Signed, sealed and delivered in the presence of:

House Magic Trust

Melina Can
1st Witness

Julie Brickley
By: Julie Brickley Grantor (L.S.)
Its: Trustee

Willie B Johnson
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 January 14, 2020 by Julie Brickley, as Trustee on behalf of House Magic Trust, a land trust.

Willie B Johnson
Signature of Notary Public
Willie B. Johnson
Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF South Carolina
My Commission Expires: November 19, 2020
(Affix seal if outside SC)

