

40-398

SCDOT R/W Form 802 (10-2019)

Book 2552-67  
2020062722 11/16/2020 15:11:17:973 Deed  
Fee: \$15.00 County Tax: Exempt State Tax: Exempt



2020062722 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 191

See Special Provisions To  
To  
To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Gayle K. Gray, 141 Turnberry Lane, Lexington, South Carolina 29072 in consideration of the sum of Sixty Thousand and no/100 Dollars (\$60,000.00) 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 I-26 (Carolina Crossroads), State and County aforesaid, as shown on plans prepared by HDR Engineering, Inc. 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 **10,454 square feet** of land, more or less, being the entire property, and all improvements thereon, if any, **including the 725 square foot vinyl siding residence**, owned by Gayle K. Gray. The property herein being conveyed is further described as being all that certain, piece, parcel or lot of land, situate, lying and being in the County of Richland, State of South Carolina, the same being more particularly shown and designated as Lot 16, Block A, on a plat of Stucawa, prepared by Reuban K. Walker, dated July 12, 1947, revised May 6, 1949, and recorded in the office of RMC for Richland County in Plat Book N at Page 52. According to said plat having the following metes and bounds, to wit: Bounded on the North by Chicopee Drive, where it measures One Hundred (100') feet; on the East by Lots 15 and 16, whereon it measures One Hundred and 9/10 (100.9') feet; on the South by Interstate I-20, whereon it measures One Hundred (100') feet; and on the Northwest by Lots 17 and 18, whereon it measures One Hundred Two and 3/10 (102.3') feet; be all measurements a little more or less. The being the same property conveyed to Gayle K. Gray by deed of Charles G. Daniel and Linda P. Daniel, formerly known as Linda Y. Price dated October 27, 1976 and recorded November 3, 1976 in Deed Book 402, Page 661 in the ROD Office for Richland County as shown as Tax Map No. R06014-06-03.

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 191

SCDOT R/W Form 802 (12-10)

Permission (continued)

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

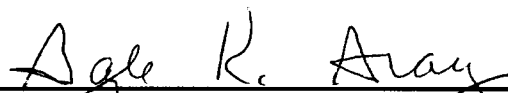
And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming 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 9th day of September, in the year of our Lord, Two Thousand and 2020.

Signed, sealed and delivered in the presence of:

  
1<sup>st</sup> Witness

  
Gayle K. Gray Grantor (L.S.)


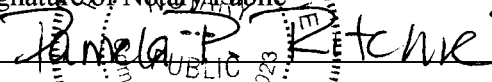
  
2<sup>nd</sup> Witness

**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 Kingston )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 9th of September by Gayle K. Gray.

  
Signature of Notary Public  
  
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA**

My Commission Expires: 2/12/2023  
(Affix seal if outside SC)

**GRANTEE'S ADDRESS:** SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked \_\_\_\_\_ By \_\_\_\_\_  
Recorded \_\_\_\_\_ By \_\_\_\_\_ Tract 191  
Project P027662 File \_\_\_\_\_

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 236 Chicopee Drive,  
bearing the entire \_\_\_\_\_ County Tax Map Number R06014-06-03, was transferred  
by Gayle K. Gray  
to The South Carolina Department of Transportation on September 9, 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) ☒ 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 6th  
day of October, 2020  
[Signature]  
Notary Public for South Carolina  
My Commission Expires: 8/25/2020

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