

LANCASTER COUNTY GIS
Tax Map:
0013 00 054 00

Angela C. Murphy
Auditor, Lancaster County, SC

Prepared by (without title examination):
Provident Bayard, LLC
6707 Fairview Road, Suite B
Charlotte, NC 28210

LANCASTER COUNTY, SC	
2022000915	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
01-19-2022	02:40:29 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1510 PG:168-173	

SOUTH CAROLINA)

LANCASTER COUNTY)

TITLE TO REAL ESTATE
NON-WARRANTY DEED
(QUIT CLAIM DEED)

KNOW ALL MEN BY THESE PRESENTS that CROSSROADS LUTHERAN CHURCH, 8511 Shelley Mullis Road, Indian Land, South Carolina 29707, as Grantor, in consideration of One Dollars (\$1.00) and Other Consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents grants, bargains, sells, and releases unto the **SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION**, a political subdivision of the State of South Carolina, P.O. Box 191, Columbia, SC 29202-0191, Attn: SCDOT, Rights of Way, as Grantee, its successors and assigns forever:

See attached Exhibit A.

THIS CONVEYANCE SHALL BE USED AS A PUBLIC ROAD RIGHT-OF-WAY AND IS MADE SUBJECT TO any and all restrictions, reservations, zoning ordinances, easements, covenants matters of record, zoning, building and land use laws or ordinances, ad valorem taxes for the current year and subsequent years, rollback taxes or rights of way that may appear of record, on the recorded plat(s) or on the premises.

GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY, ITS MARKETABILITY, SUITABILITY FOR A PARTICULAR PURPOSE OR FOR GRANTEE'S INTENDED PURPOSE OR OF ANY FINANCIAL GAINS THAT MAY BE HAD AS A RESULT OF ACQUIRING OR DEVELOPING THE PROPERTY, ANY AND ALL OF WHICH ARE HEREBY EXPRESSLY DISCLAIMED.

THIS CONVEYANCE IS MADE TOGETHER WITH all and singular, the rights, members, hereditaments, and appurtenances to said premises belonging or in any way incident or appertaining thereto; to have and to hold all and singular the premises abovementioned unto the Grantee, subject to the limitations contained herein.

IN WITNESS WHEREOF, the Grantor has hereto set its hand and seal this 7th day of ~~November~~, 2021.
December

SIGNED, SEALED AND DELIVERED
In the Presence of:

[Signature]
Witness #1

Bonnie Peterson
Witness #2

CROSSROADS LUTHERAN CHURCH

By: [Signature]
Paul Peterson

STATE OF SC)

Lancaster COUNTY)

ACKNOWLEDGEMENT

I, Nevine Sedhom, a Notary Public, do hereby certify
that Paul Peterson personally appeared before me this day and
acknowledged that he/she is PRESIDENT of Crossroads Lutheran Church,
and that he/she, as PRESIDENT, being authorized to do so, executed the
foregoing on behalf of Crossroads Lutheran Church.

Witness my hand and official stamp or seal, this the 7 ^{December} day of ~~November~~ 2021.

[Signature]
Notary Public

My commission expires:

7-10-2021

NEVINE SEDHOM
Notary Public - State of South Carolina
My Commission Expires July 10, 2029

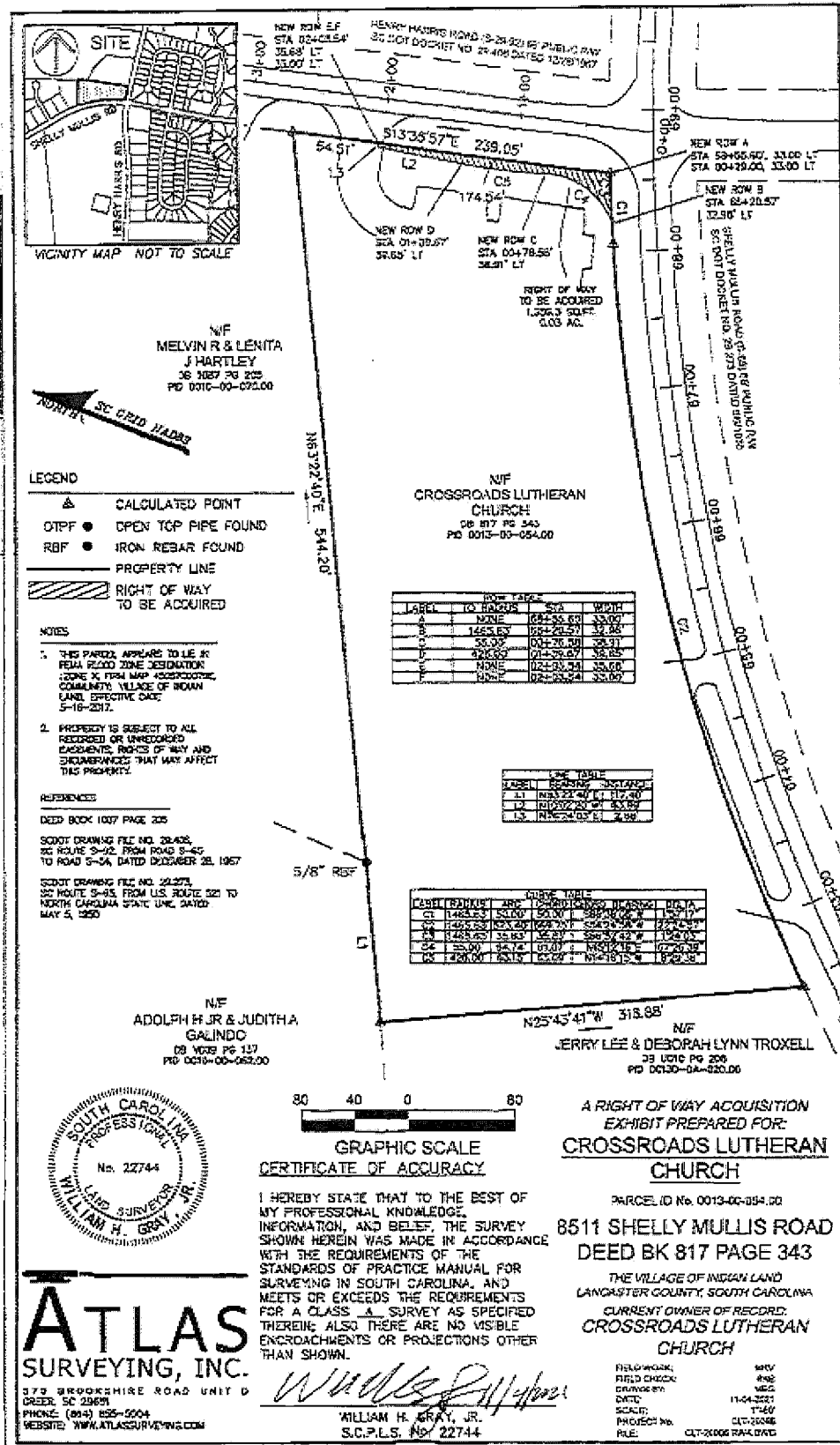
EXHIBIT A
Legal Description

RIGHT OF WAY ACQUISITION (CROSSROADS LUTHERAN CHURCH – PID 0013-00-054.00)

BEGINNING AT A POINT AT THE INTERSECTION OF THE RIGHT OF WAY OF SHELLY MULLIS ROAD AND THE RIGHT OF WAY OF HENRY HARRIS ROAD AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY OF, NOW OR FORMERLY, CROSSROADS LUTHERAN CHURCH (DB 817 PG 343), THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.83', WITH A RADIUS OF 1465.63', WITH A CHORD BEARING OF S 66°52'42" W, WITH A CHORD LENGTH OF 35.83' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 64.74', WITH A RADIUS OF 55.00', WITH A CHORD BEARING OF N 15°12'16" E, WITH A CHORD LENGTH OF 61.07', TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 63.15', WITH A RADIUS OF 426.00', WITH A CHORD BEARING OF N 14°16'15" W, WITH A CHORD LENGTH OF 63.09', TO A POINT; THENCE N 10°02'20" W A DISTANCE OF 63.99' TO A POINT; THENCE N 76°24'03" E A DISTANCE OF 2.68' TO A POINT; THENCE S 13°35'57" E A DISTANCE OF 174.54' TO A POINT; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1356.3 SQUARE FEET. ALL AS SHOWN "RIGHT OF WAY TO BE ACQUIRED" ON THE PLAT ATTACHED HERETO AS EXHIBIT B.

EXHIBIT B

Plat



SOUTH CAROLINA)

DEED AFFIDAVIT

COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned, who duly sworn, deposes and says:

1. I have read the information, or this affidavit and I understand such information.
2. The property being transferred is located in Lancaster County, designated as shown on Exhibit A attached hereto and incorporated herein, and was transferred by Crossroads Lutheran Church to the South Carolina Department of Transportation on ~~November~~ December ~~7th~~ 2021.
3. Check one of the following – the deed is:
 - a. ☐ subject to the deed recording fees as a transfer for consideration 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 fees because (See information section of this affidavit) (If exempt. Please skip items 4-7, and go to item 8 on this affidavit). #4 No gain or Loss
4. Check one of the following if either item 3(a) or 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 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 Seller.
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.

CROSSROADS LUTHERAN CHURCH

Paul Peterson
By: Paul Peterson

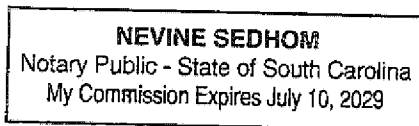
STATE OF Sc)

Lancaster COUNTY)

ACKNOWLEDGEMENT

I, Nevine Sedhom, a Notary Public, do hereby certify
that PAUL PETERSON personally appeared before me this day and
acknowledged that he/she is PRESIDENT of Crossroads Lutheran Church
and that he/she, as PRESIDENT, being authorized to do so, executed the
foregoing on behalf of Crossroads Lutheran Church.

Witness my hand and official stamp or seal, this the 7 day of December ~~November~~ 2021.



Nevine Sedhom
Notary Public

My commission expires:

7-10-2029