

LANCASTER COUNTY GIS
Tax Map:
0013 00 054 01

LANCASTER COUNTY, SC	
2022000917	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
01-19-2022	02:40:31 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1510	PG:179-184

Angela C. Murphy

Auditor, Lancaster County, SC

Prepared by (without title examination):

Provident Bayard, LLC
6707 Fairview Road, Suite B
Charlotte, NC 28210

SOUTH CAROLINA)

LANCASTER COUNTY)

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

KNOW ALL MEN BY THESE PRESENTS that MCINTYRE PROPERTY MANAGEMENT LLC, 8558 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 14th day of ~~November~~, 2021.

December

SIGNED, SEALED AND DELIVERED
In the Presence of:

Paul Lane Hush
Witness #1

Noella Zalleri
Witness #2

MCINTYRE PROPERTY MANAGEMENT
LLC

By: Brooke McIntyre
Brooke McIntyre, Manager

STATE OF South Carolina)

Lancaster COUNTY)

ACKNOWLEDGEMENT

I, Richard LiVolsi, a Notary Public, do hereby certify
that Brooke McIntyre personally appeared before me this day and
acknowledged that he/she is Manager of McIntyre Property
Management, LLC, and that he/she, as Manager, being authorized to
do so, executed the foregoing on behalf of McIntyre Property Management, LLC.

Witness my hand and official stamp or seal, this the 14th day of December, 2021.

Richard LiVolsi
Notary Public

My commission expires:

June 22, 2031

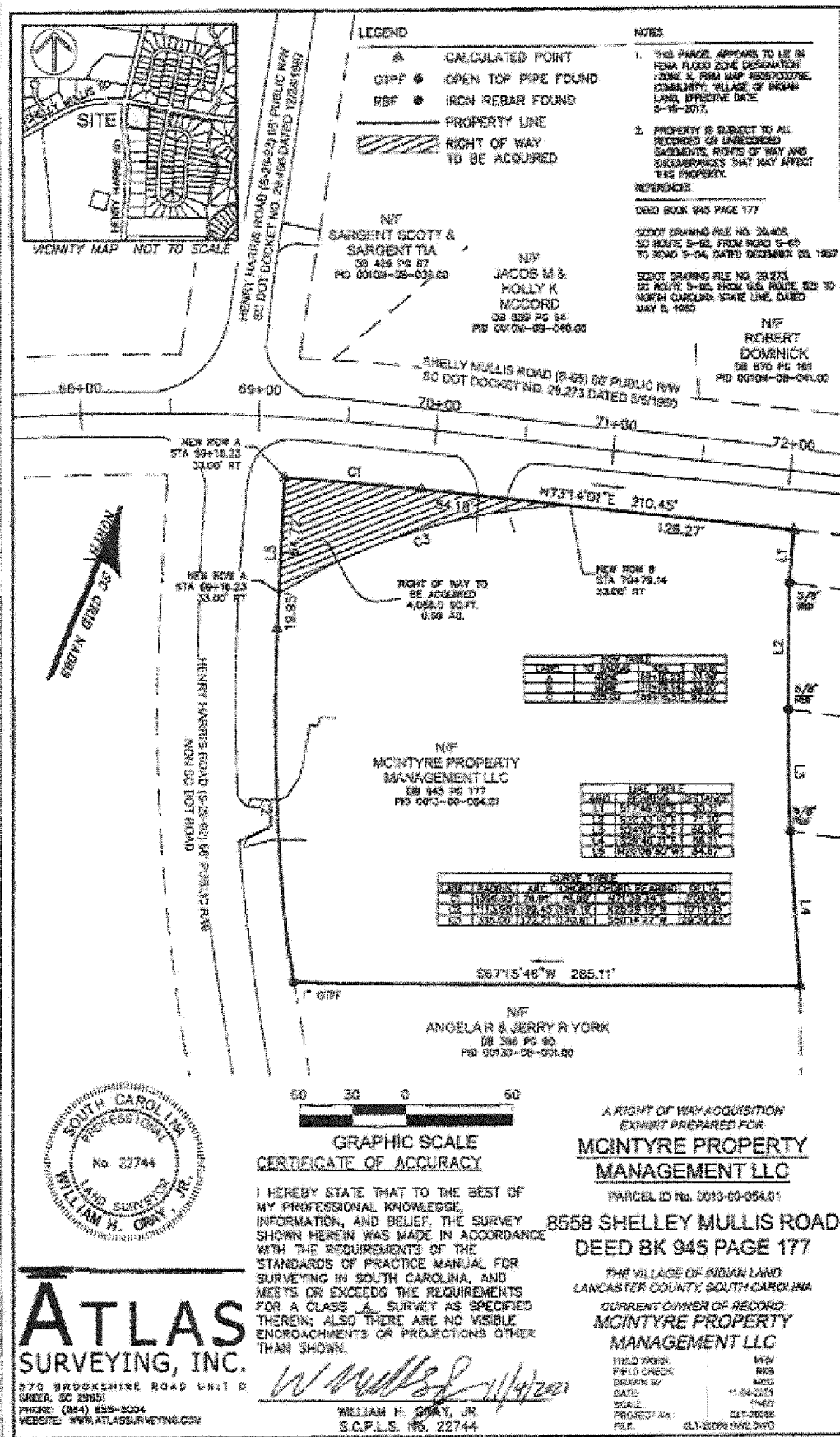
EXHIBIT A
Legal Description

RIGHT OF WAY ACQUISITION (MCINTYRE PROPERTY MANAGEMENT LLC – PID 0013-00-054.01)

BEGINNING AT THE INTERSECTION OF THE RIGHT OF WAY OF SHELLY MULLIS ROAD AND THE RIGHT OF WAY OF HENRY HARRIS ROAD, AND BEING THE NORTHWEST CORNER OF THE PROPERTY OF, NOW OR FORMERLY MCINTYRE PROPERTY MANAGEMENT, LLC (DB 945 PG 177) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 76.91', WITH A RADIUS OF 1399.63', WITH A CHORD BEARING OF N 71°39'34" E, WITH A CHORD LENGTH OF 76.90' TO A POINT; THENCE N 73°14'01" E A DISTANCE OF 84.18' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 172.71', WITH A RADIUS OF 335.00', WITH A CHORD BEARING OF S 50°14'27" W, WITH A CHORD LENGTH OF 170.81', TO A POINT; THENCE N 20°08'50" W A DISTANCE OF 64.72' TO A POINT; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 4058.0 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 McIntyre Property Management, LLC to the South Carolina Department of Transportation on ~~November 14~~^{December} 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.

MCINTYRE PROPERTY MANAGEMENT LLC

By: Brooke McIntyre

STATE OF South Carolina)

Lancaster COUNTY)

ACKNOWLEDGEMENT

I, Richard Livolsi, a Notary Public, do hereby certify that Brooke McIntyre personally appeared before me this day and acknowledged that he/she is Manager of McIntyre Property Management, LLC, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of McIntyre Property Management, LLC.

Witness my hand and official stamp or seal, this the 14th day of December 2021.

Richard Livolsi
Notary Public

My commission expires:

June 22, 2031