

being refiled to correct date of death

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

IN THE MATTER OF:
CRAWFORD LEE FAILE
(Decedent)

**RECORDED THIS 23rd DAY
OF MARCH, 2023
IN BOOK 00 PAGE 00**

Angela C. Murphy
Auditor, Lancaster County, SC

IN THE PROBATE COURT

**DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED**

CASE NUMBER: 2022ES2900359

The undersigned states as follows:

Decedent died on MARCH 05, 2022; and probate of the Estate is being administered in the Probate Court for LANCASTER County, South Carolina, in File #2022ES2900359.

I/We was/were appointed Personal Representative (s) on MAY 19, 2022.

Decedent owned real property described as follows:

Tax Map Number: 0156P-0A-020.00

Street/Property Address: 402 W PINE ST KERSHAW, SC

Legal Description:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH IMPROVEMENTS THEREON, LYING, BEING AND SITUATE IN THE TOWN OF KERSHAW, FORMERLY KERSHAW COUNTY, NOW LANCASTER COUNTY, SOUTH CAROLINA, FRONTING SOUTH ON PINE STREET OF SAID TOWN FOR A DISTANCE OF ONE HUNDRED FEET (100'), AND RUNNING BACK NORTH IN UNIFORM WIDTH TO A DEPTH OF ONE HUNDRED NINETY-FOUR FEET (194') ON THE EASTER BOUNDARY AND ONE HUNDRED NINETY-TWO AND FIVE-TENTHS FEET (192.5') ON THE WESTERN BOUNDARY AND BEING BOUNDED AS FOLLOWS, TO WIT: SOUTH BY PINE STREET; EAST BY LOT NO. #3; WEST BY LOT NO. #5; AND NORTH BY BREWER ESTATE LANDS, NOW OR FORMERLY, BEING SHOWN AS LOT NO. #4 ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 34, AT PAGE 572 IN THE OFFICE OF THE CLERK OF COURT FOR KERSHAW COUNTY

BEING THE SAME PROPERTY CONVEYED TO CRAWFORD L. FAILE AND LAURA BRADLEY FAILE BY DEED RECORDED FEBRUARY 18, 1983 IN DEED BOOK E-6 AT PAGE 3923 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA.

LANCASTER COUNTY ASSESSOR

Tax Map:

0156P 0A 020 00

LANCASTER COUNTY, SC	
2023003546	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
03-23-2023	08:32:42 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1649 PG:48-50	

LANCASTER COUNTY, SC	
2023002997DEED OF DISTRIBUTION	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
03-10-2023	10:47:48 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1645 PG:53-55	

LANCASTER COUNTY ASSESSOR

Tax Map:

0156P 0A 020 00

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☒ Decedent's Will
- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: LAURA BRADLEY FAILE
Address: 402 W PINE ST
KERSHAW, SC 29067

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 10 day of march, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness:

Print Name:

Witness:

Print Name:

Estate of: CRAWFORD LEE FAILE

Signature of Personal

Representative:

Print Name: LAURA BRADLEY FAILE

If applicable,

Signature of Co-Personal

Representative: _____

Print Name: _____

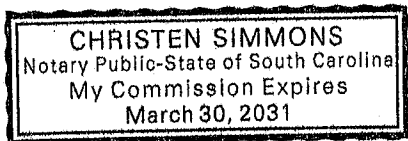
STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF LANCASTER

I, Christen Simmons, Notary Public, a notary for the State of South Carolina do hereby certify that LAURA BRADLEY FAILE, as Personal Representative(s) of the Estate of CRAWFORD LEE FAILE, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 10 day of march, 2023.



Christen Simmons (SEAL)
(Signature of Notary Public)
Christen Simmons
(Print name of Notary Public)
Notary Public for State of SOUTH CAROLINA
My Commission Expires: 3/30/31

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.