

RECORDED THIS 26th DAY
OF JULY, 2024
IN BOOK 00 PAGE 00

LANCASTER COUNTY, SC
2024008848DEED OF DISTRIBUTION
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED
07-26-2024 09:29:01 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: TERRY PARKMAN
BK:DEED 1814 PG:245-247

Laigete C. Murphy
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0153 00 013 00

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

IN THE MATTER OF:
RETHA GAIL BOWERS HAMMOND
(Decedent)

IN THE PROBATE COURT

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

CASE NUMBER: 2023ES2900657

The undersigned states as follows:

Decedent died on SEPTEMBER 20, 2023; and probate of the Estate is being administered in the Probate Court for LANCASTER County, South Carolina, in File #2023ES2900657

I/We was/were appointed Personal Representative (s) on OCTOBER 23, 2023

Decedent owned real property described as follows:

Tax Map Number: 0153-00-013.00

Street/Property Address: 6170 JOHN HAILE ROAD HEATH SPRINGS, SC 29058

Legal Description: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE IN LANCASTER COUNTY, SOUTH CAROLINA, ON THE NORTH SIDE OF A COUNTY ROAD LEADING ROM TILLMAN BOWERS PLACE TO TWITY MILL PLACE, CONTAINING APPROXIMATELY 14 ½ ACRES, MORE OR LESS. BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY E.B. COPELAND ESTAE LANDS; EAST BY LANDS OF M.Q. BOWERS ESTATE LANDS; SOUTH BY ROAD HEREIN ABOVE DESCRIBED LEADING FROM HEATH SPRINGS TO TWITTY MILL PLACE AND WEST BY LANDS OF E.W. CASKEY AND HANNAH B. MACKKEY.

BEING THE SAME PROPERTY CONVERVED TO GAIL B. HAMMOND BY DEED RECORDED JANUARY 16, 1969 IN DEED BOOK Z-5 AT PAGE 1301 IN THE OFFICE OF REGISER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA. SEE ALSO DEED BOOK W-10 AT PAGE 55 RECORDED ON AUGUST 25, 1992 IN THE OFFICE OF REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA.

Additional sheet(s) for additional property(s) 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: MICHAEL E. HAMMOND
Address: 6170 JOHN HAILE ROAD
LANCASTER, SC 29720

Name: TINA BOWERS
Address: 6170 JOHN HAILE ROAD
LANCASTER, SC 29720

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 25 day of JULY 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Sydney Reid

Print Name: Sydney Reid

Witness: Christen Simmons

Print Name: Christen Simmons

Estate of: RETHA GAIL BOWERS HAMMOND

Signature of Personal

Representative: Michael E. Hammond

Print Name: MICHAEL EUGENE HAMMOND

If applicable,
Signature of Co-Personal

Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, Christen Simmons, Notary Public, a notary for the State of South Carolina do hereby certify that MICHAEL EUGENE HAMMOND, as Personal Representative(s) of the Estate of RETHA GIL BOWERS HAMMOND, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 25 day of JULY, 2024

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.