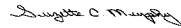


DEED DRAWN BY:
T. ALSTON DEVENNY
ATTORNEY AT LAW
TITLE NOT EXAMINED

LANCASTER COUNTY ASSESSOR

Tax Map:
0081B 0J 025 00
0081B 0J 026 00

RECORDED THIS 11th DAY
OF JULY, 2025
IN BOOK 00 PAGE 00



Auditor, Lancaster County, SC

| | |
|--------------------------------|-------------|
| LANCASTER COUNTY, SC | |
| 2025009075DEED OF DISTRIBUTION | |
| RECORDING FEES | \$15.00 |
| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| PRESENTED & RECORDED | |
| 07-11-2025 | 11:11:36 AM |
| BRITTANY GRANT | |
| REGISTER OF DEEDS | |
| LANCASTER, COUNTY SC | |
| By: STEPHANIE KNIGHT | |
| BK:DEED 1941 | PG:233-235 |

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)
)
IN THE MATTER OF:)
)
JACISUAL MONTREL TINSLEY A/K/A)
JACISUAL M. TINSLEY AND JACISUAL)
TINSLEY)
(Decedent))

IN THE PROBATE COURT

DEED OF DISTRIBUTION
(Real Property Only)

NOT A WARRANTY DEED

CASE NUMBER:
2024ES2900361

The undersigned states as follows:

Decedent died on March 7, 2024; and probate of the Estate is being administered in the Probate Court for Lancaster County, South Carolina in File #2024ES2900361.

I was appointed Personal Representative on June 10, 2024.

Decedent owned real property described as follows:

Tax Map Number: see attached

Street Address: see attached

Legal Description:

SEE ATTACHED EXHIBIT 'A' HERETO AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION

This transfer is made pursuant to:

☐ Decedent's Will
☒ Intestacy Statue: 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 does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the described real property to the beneficiaries named below:

Name: Tanya I. Tinsley, Nozsa Kyler, and Azavious Tinsley
Address: 628 Cunningham Street, Lancaster, SC 29720

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 11th day of July, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Estate of: Jacisual Montrel Tinsley, a/k/a
Jacisual M. Tinsley and Jacisual Tinsley

Signature of Personal Representative: [Signature]
Print Name: Tanya I. Tinsley

Witness: [Signature]
Print Name: T. Alston DeVenny

Witness: [Signature]
Print Name: Patti S. Evans

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, T. Alston DeVenny, Notary Public, a notary for the State of South Carolina do hereby certify that Tanya I. Tinsley, as Personal Representative of the Estate of Jacisual Montrel Tinsley, a/k/a Jacisual M. Tinsley and Jacisual Tinsley, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 11th day of July, 2025.

[Signature] (Seal)
(Signature of Notary Public)
T. Alston DeVenny
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 07/13/2028

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

S:\pse\DeedofDistTinsleyJacisual

EXHIBIT 'A'

**ATTACHED TO AND MADE A PART OF DEED OF DISTRIBUTION (REAL PROPERTY ONLY)
IN THE MATTER OF JACISUAL MONTREL TINSLEY, A/K/A JACISUAL M. TINSLEY AND
JACISUAL TINSLEY**

All that certain piece, parcel of lot of land situate, lying and being in the City of Lancaster, South Carolina, being bound on the north by Rutledge Lane running east one hundred (100) feet, then south east along Rutledge Lane for sixty (60) feet, then south along Rutledge Lane for one hundred seventy two (172) feet, then west for two hundred eight point five (208.5) feet to border, then north for one hundred sixty two (162) feet, then northeast for sixty (60) feet, then due north one hundred thirty point four (130.4) feet to Rutledge Lane at point of beginning. All measurements are more or less.

Being the identical property conveyed to Jacisual Tinsley by Deed of Lee Weeks, Delinquent Tax Collector dated and recorded July 14, 2014 in Deed Book 807 Page 26, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Tax Map Number: 0081B-0J-025.00

Street Address: 1 acres, more or less, Rutledge Lane, Lancaster, SC 29720

All decedent's undivided interest in and to the following described property:

ALSO: All those pieces, parcels or lots of land, together with all improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, designated and shown as Lots 2-B (two) and 2-D (two) on map made by R. H. Iseley on November 7, 1964, entitled Plat of Property of the Estate of Mildred Louise Robinson, as found recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 15, at Page 211, reference to which plat is carved for a more minute description. Lots 2-B fronting South on Rutledge Lane for a distance of 81.6 feet and Lot 2-D fronting North on Rutledge Lane for a distance of 174.4 feet.

Being the identical property conveyed to Jacisual M. Tinsley and Tanya I. Tinsley by Deed of Charles R. Adams dated February 6, 2013 and recorded February 7, 2013 in Deed Book 714 Page 48, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Tax Map Number: 0081B-0J-026.00

Street Address: 628 Cunningham Street, Lancaster, SC 29720