

STATE OF SOUTH CAROLINA)
COUNTY OF: YORK)
IN THE MATTER OF:)
PEGGY FAILE KYLE)
(Decedent))

IN THE PROBATE COURT
DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED

CASE NUMBER: 2018ES4600025

County where property is located If not above County:

The undersigned states as follows:

Decedent died on 12/17/2017; and probate of the estate is being administered in the Probate Court for YORK County, South Carolina in File #2018ES46000025.

I/We was/were appointed Personal Representative (s) on 1/8/2018. Decedent owned real property described as follows:
Tax Map Number: 632-08-02-006

Street Address: 778 RABUN LANE, ROCK HILL SC 29730

Legal Description:

All that certain piece, parcel or lot of land with all improvements thereon, lying, being and situate in the County of York, State of South Carolina, and being shown and designated as Lot 109 as shown on plat entitled Property of F.D. Marshall and Dr. C.B. Harrell dated August 1958, prepared by R.H. Marett, R.S. and recorded in the Office of the Clerk of Court for York County in Plat Book 16, Page 216, and having such metes, bounds, courses and distances as reference to said plat will more fully appear.

DERIVATION: Deed of Samuel L. Yandle to Peggy F. Kyle and Phillip M. Kyle, recorded March 29, 1968 in Deed Book 275, Page 35; Deed of Distribution of the Estate of Phillip McKeever Kyle, recorded January 19, 2006 in Record Book 7735, Page 293.

YORK COUNTY, SC	
2018022676	DEED
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
06-01-2018	09:21:16 AM
BK:RB 17001	PG:292-293

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 _____
☐ Other: _____

YORK COUNTY ASSESSOR
Tax Map:
632-08-02-006
Date: 06/01/2018

E H

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 real property to the following beneficiaries named below:

Name: Kevin McKeever Kyle
1051 Robin Lane
Address: Rock Hill, SC 29730

An additional sheet is attached for names of additional Beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above estate, has executed this Deed of Distribution, on this 31 day of May 2018.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Estate of: PEGGY FAILE KYLE
Signature of Personal Representative: [Signature]

Print Name: Kevin McKeever Kyle

Witness 1
(MAY NOT
be the
Notary):

Print Name: Dennis Funderburk

Witness 2
(MAY be the
NOTARY):

Print Name: Donovan M Steltzner

State of South Carolina
County of York

Acknowledgment

I, Donovan M Steltzner, **Notary Public**, a notary for the State of South Carolina, do hereby certify that Kevin McKeever Kyle, as **Personal Representative(s)** of the **Estate of Peggy Faile Kyle**, **personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.**

Witness my hand and seal this the 31 day of May, 2018.

Donovan M. Steltzner
Notary Public, State of South Carolina
My Commission Expires 10/11/2023

(Signature of Notary Public)

Donovan M Steltzner

(Print name of Notary Public)

Notary Public for State of South Carolina

My Commission Expires: 10/11/2023

(SEAL)

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