

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

IN THE PROBATE COURT)
DEED OF DISTRIBUTION)

(REAL PROPERTY ONLY))

NOT A WARRANTY DEED)

CASE NUMBER: 2018 ES 46 01198)

IN THE MATTER OF: Samuel Dale Montgomery
(Decedent)



2018045981

DEED
RECORDING FEES \$10.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED:

10-25-2018 09:14:22 AM

BK: RB 17247
PG: 238 - 240
DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: HEATHER CHAPMAN CLERK

The undersigned states as follows:

Decedent died on August 28, 2018; and probate of the Estate is being administered in the Probate Court for York County, South Carolina, in File # 2018 ES 46 01198.

I was appointed Personal Representative on September 14, 2018.

Decedent owned the real property described on Exhibit A which is attached hereto and incorporated herein by this reference.

Tax Map No: 494-02-01-014

Property Address: 302 Garden Ridge Drive, York, SC 29745

YORK COUNTY ASSESSOR

Tax Map:

494-02-01-014

Date: 10/25/2018

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:

E H

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 real property described herein to the beneficiary named below:

Name: Vicky Cagle Montgomery
Address: 302 Garden Ridge Drive
York, SC 29745

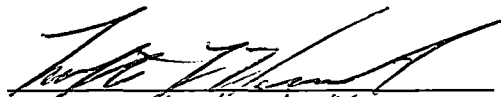
IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution on this 22 day of October, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

The Estate of Samuel Dale Montgomery


PRINT NAME: FRIEDA H. COOK
WITNESS #1

By: Vicky C. Montgomery
Vicky C. Montgomery
Personal Representative



PRINT NAME: WALTER L. HEINSOHN
WITNESS #2

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

ACKNOWLEDGMENT

I, Walter L. Heinsohn, Notary Public in and for the State of South Carolina, do hereby certify that Vicky Cagle Montgomery, as Personal Representative of the Estate of Samuel Dale Montgomery, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Executed this the 22nd day of October, 2018.


SEAL)
WALTER L. HEINSOHN
NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES JANUARY 10, 2023

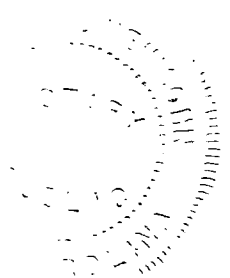


EXHIBIT A

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the State of South Carolina, County of York, Ebenezer Township, in Garden Ridge subdivision, on Garden Ridge Drive, containing 1.13 acres more or less, designated as Lot 14, Garden Ridge, and being fully shown and described on a plat entitled "Final Plat for Garden Ridge Subdivision", prepared by Hucks and Associates, P.C., dated November 6, 2000, recorded June 24, 2001, in Plat Book B-342 at page 7 in the Office of the Clerk of Court for York County, which plat is incorporated herein and made a part hereof by this reference and having such metes, bounds, courses and distances as will appear by referring to said plat.

DERIVATION: This is the same property conveyed to Samuel Dale Montgomery and Vicky Cagle Montgomery by deed of Ronald E. Tritt, Jr. and Tammy C. Tritt, dated June 12, 2009, recorded June 23, 2009, in Record Book 10861 at page 1 in the Office of the Clerk of Court for York County.

TAX MAP NO: 494-02-01-014

GRANTEE'S ADDRESS: 302 Garden Ridge Drive, York, SC 29745