

STATE OF SOUTH CAROLINA

COUNTY OF YORK

IN THE MATTER OF:
JANIE A. BARBER BLAKE
(Decedent)

IN THE PROBATE COURT

DEED OF DISTRIBUTION
(Real Property Only)

NOT A WARRANTY DEED

(Title Not Examined)

CASE NUMBER: 2020-ES-46-01104

The undersigned states as follows:

Decedent died on MAY 22, 2020; and probate of the Estate is being administered in the Probate Court for YORK County, South Carolina, in File #2020-ES-46-01104.

I/We was/were appointed Personal Representative (s) on OCTOBER 20, 2020.

Decedent owned real property described as follows:

Tax Map Number: 598-15-1-42

Street/Property Address: 201 SIDNEY STREET, ROCK HILL, SC

YORK COUNTY ASSESSOR

Tax Map:

598-15-01-042

Date: 03/02/2022

Legal Description:

E H

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ANY AND ALL IMPROVEMENTS THEREON, LYING, BEING AND SITUATE IN THE CITY OF ROCK HILL, COUNTY OF YORK, STATE OF SOUTH CAROLINA, AND BEING DESIGNATED AS LOT 134 ON PLAT OF PROPERTY OF ARCADE COTTON MILLS, RECORDED IN PLAT BOOK 11 AT PAGE 134 IN THE OFFICE OF THE CLERK OF COURT FOR YORK COUNTY, SOUTH CAROLINA. THE SAID PROPERTY IS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PROPERTY SURVEYED FOR JANIE A. BLAKE", DRAWN SEPTEMBER 2, 1994 BY J.B. FISHER, SCRLS, THE SAME BEING RECORDED CONTEMPORANEOUSLY HEREWITH, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN SIDE OF SIDNEY STREET, AT A POINT S. 38-42-00 W. FOR A DISTANCE, 210 FEET FROM THE NAIL AND THE CENTERLINE INTERSECTION OF SIDNEY STREET AND HAGIN STREET, AND RUNNING THENCE WITH THE RIGHT OF WAY FOR SIDNEY STREET, S. 34-00-00 W. FOR A DISTANCE OF 75.01 FEET TO AN IRON; THENCE TURNING AND RUNNING N. 56-13-08 W. FOR A DISTANCE OF 130.11 FEET TO AN IRON; THENCE TURNING AND RUNNING N. 31-09-57 E. FOR A DISTANCE OF 74.68 FEET TO AN IRON; THENCE TURNING AND RUNNING S. 56-23-29 E. FOR A DISTANCE OF 133.81 FEET TO AN IRON ON THE RIGHT OF WAY FOR SIDNEY STREET, THE POINT OF BEGINNING. THE SAID PROPERTY HAS A CURRENT STREET ADDRESS OF 201 SIDNEY STREET AND CONSISTS OF 0.22 ACRE.

THE WITHIN PROPERTY IS CONVEYED SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS APPEARING IN THE CHAIN OF TITLE, WHICH SAID EASEMENTS AND RESTRICTIONS ARE NOT INTENDED TO BE REIMPOSED HEREBY.

THIS BEING THE SAME PROPERTY CONVEYED TO JANIE A. BLAKE BY TITLE TO REAL ESTATE OF IRA LEWIS PITTMAN DATED SEPTEMBER 2, 1994 AND RECORDED ON SEPTEMBER 8, 1994 IN THE OFFICE OF THE REGISTER OF DEEDS FOR YORK COUNTY IN BOOK 1090, AT PAGE 210.



2022010180

DEED
RECORDING FEES \$15.00
STATE TAX \$0.00
COUNTY TAX \$0.00

PRESENTED & RECORDED:

03-02-2022 12:07:10 PM

BK: RB 20020

PG: 188 - 191

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: REGINA PRUITT CLERK

☐ 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: SYLVIA BLAKE AGERS (11.111 %)
Address: 254 MARION STREET
ROCK HILL, SC 29730

Name: SELWYN BLAKE (11.111%)
Address: 4674 NORWOOD ROAD
COLUMBIA, SC 29206

Name: DONALD BLAKE (11.111%)
Address: 216 MORGAN STREET
ROCK HILL, SC 29730

Name: TRINA LAING (11.111%)
Address: 913 S.STONEWALL STREET
Rock Hill, SC 29730

☒ 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 1 day of March 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Madison Woschkolup
Print Name: Madison Woschkolup
Witness: Kathryn Ballinger
Print Name: Kathryn Ballinger

Estate of: JANIE A. BARBER BLAKE

Signature of Personal Representative: Trina Laing
Print Name: TRINA LAING

If applicable,
Signature of Co-Personal Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF YORK

I, Kathryn Ballinger, Notary Public, a notary for the State of South Carolina do hereby certify that TRINA LAING, as Personal Representative(s) of the Estate of Janie A. Barber Blake, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 1st day of March 20 22.

Kathryn Ballinger
(Signature of Notary Public)
Kathryn Ballinger
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 9/17/28

(SEAL)

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

Estate of Janie A. Barber Blake. 2020-ES-46-01104
Additional Beneficiaries

Jasper Blake, Jr. (11.111%)
7119 Jamie Lyn Boulevard
Schertz, TX 78154

Steven Blake (11.111%)
65 Reynolds Street
Rock Hill, SC 29206

Terry Blake (11.111%)
219 Morgan Street
Rock Hill, SC 29730

Tonya Miller (11.111%)
821 Blackmon Street
Rock Hill, SC 29730

Zelma Blake Reddick (11.111%)
5751 Willowbrook Street
Fort Lawn, SC 29714