

YORK COUNTY ASSESSOR

Tax Map:
637-00-00-118
Date: 10/03/2024



2024031655

DEED NC
RECORDING FEES \$0.00

E H

PRESENTED & RECORDED:
10-03-2024 09:02:57 AM

BK: RB 21544
PG: 149 - 152
ANGIE M BRYANT
CLERK OF COURT
YORK COUNTY, SC
BY: ABIGAYLE LANIER CLERK

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

TITLE TO REAL ESTATE

Approximate Survey Station

149 + 35 To 153 + 35

TO ALL WHOM THESE PRESENTS SHALL CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that **Raiford Durham and Mary E. Lee, Trustee of the Eloise Miller Trust under agreement dated October 25, 2006, 1129 Parkmont Lane, Rock Hill, SC 29730**, the Grantor(s), for and in consideration of the sum of Four Thousand dollars (\$4,000.00), to it in hand paid at and before the sealing of these presents, the receipt, adequacy, and sufficiency whereof is hereby acknowledged, do hereby grant, bargain, sell and release unto **YORK COUNTY, a body politic and political subdivision of the State of South Carolina**, its successors and assigns, whose address is P.O. Box 66, York, SC 29745, all right, title and interest of Grantor, in and to the following described property, to wit:

That certain piece, parcel or lot of land, situate, lying and being in Rock Hill Township, York County, South Carolina, being part of the S-195 (Mt. Gallant Road) Improvements Project, Pennies Project No. 11149-013, PID P029806, and designated as **Tract 95** as shown on the plans for the project. The above consideration is for all that certain parcel of land containing **4,655 square feet (0.107 acres)** more or less, and all improvements thereon, if any, owned by **Eloise Miller**, shown as the **"Area of Acquisition" on Exhibit "A" from Tract 95**, attached hereto and made a part thereof.

This being a portion of the property conveyed to Eloise Miller, Trustee of The Eloise Miller Trust Under Agreement Dated October 25, 2006, by Deed of Eloise Miller (her 1/2 interest), dated January 12, 2007, and recorded January 17, 2007, in the Office of the ROD for York County in Book 8752 at Page 124

This being the same property conveyed to Eloise Miller (1/2) and Raiford Durham (1/2) by Deed of Distribution of the Estate of Charles D. Miller (97ES4600474), dated August 29, 1997, and recorded September 22, 1997, in the Office of the ROD for York County in Book 1982 at Page 87

LESS AND EXCEPT: Deeds recorded in Book 116 at Page 223 and in Book 2515 at Page 172 and shown as **Tax Map Number 637-00-00-118**.

This conveyance is made subject to existing easements and rights-of-way appearing in the chain of title, and to restrictions of record.

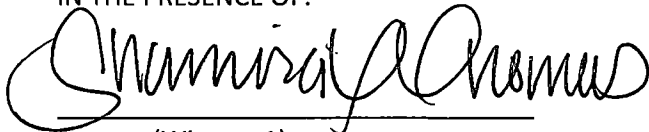
TOGETHER with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining;

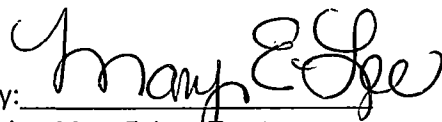
TO HAVE AND TO HOLD the said property, with its hereditaments, privileges and appurtenances, unto the said grantee, **YORK COUNTY, a body politic and political subdivision of the State of South Carolina**, its successors and assigns, forever.


AND the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said **YORK COUNTY, a body politic and political subdivision of the State of South Carolina**, its successors and assigns, against it and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

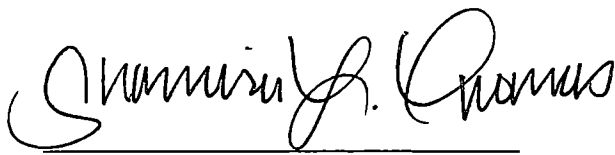
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by MARY E. LEE, TRUSTEE, its ELDISE MILLER TRUST, and RAIFORD DURHAM its INDIVIDUALLY, this 22nd day of MAY, in the year of our Lord Two Thousand and Twenty Four and in the two hundred and forty fifth year of the sovereignty and independence of the United States of America.

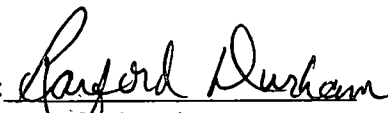
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



(Witness 1)

By: 
Print: Mary E. Lee, Trustee
Title: Trustee


(Witness 2)


(Witness 1)

By: 
Print: Raiford Durham
Title: CO-OWNER


(Witness 2)

STATE OF SOUTH CAROLINA

COUNTY OF YORK

Acknowledgement

I, SHAMIRA THOMAS, do hereby certify that Mary E. Lee, Trustee of the Eloise Miller Trust under agreement dated October 25, 2006, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2nd day of MAY, 2024.

(Shamira Thomas) (L.S.)

SHAMIRA L. THOMAS (Print Name)

Notary public for SOUTH CAROLINA

My commission expires: 6/23/2031

[AFFIX SEAL OR STAMP]

Shamira Thomas
NOTARY PUBLIC
State of South Carolina
My Commission Expires 6/23/2031

STATE OF SOUTH CAROLINA

COUNTY OF YORK

Acknowledgement

I, SHAMIRA THOMAS, do hereby certify that Riaford Durham, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2nd day of MAY, 2024.

(Shamira Thomas) (L.S.)

SHAMIRA THOMAS (Print Name)

Notary public for SOUTH CAROLINA

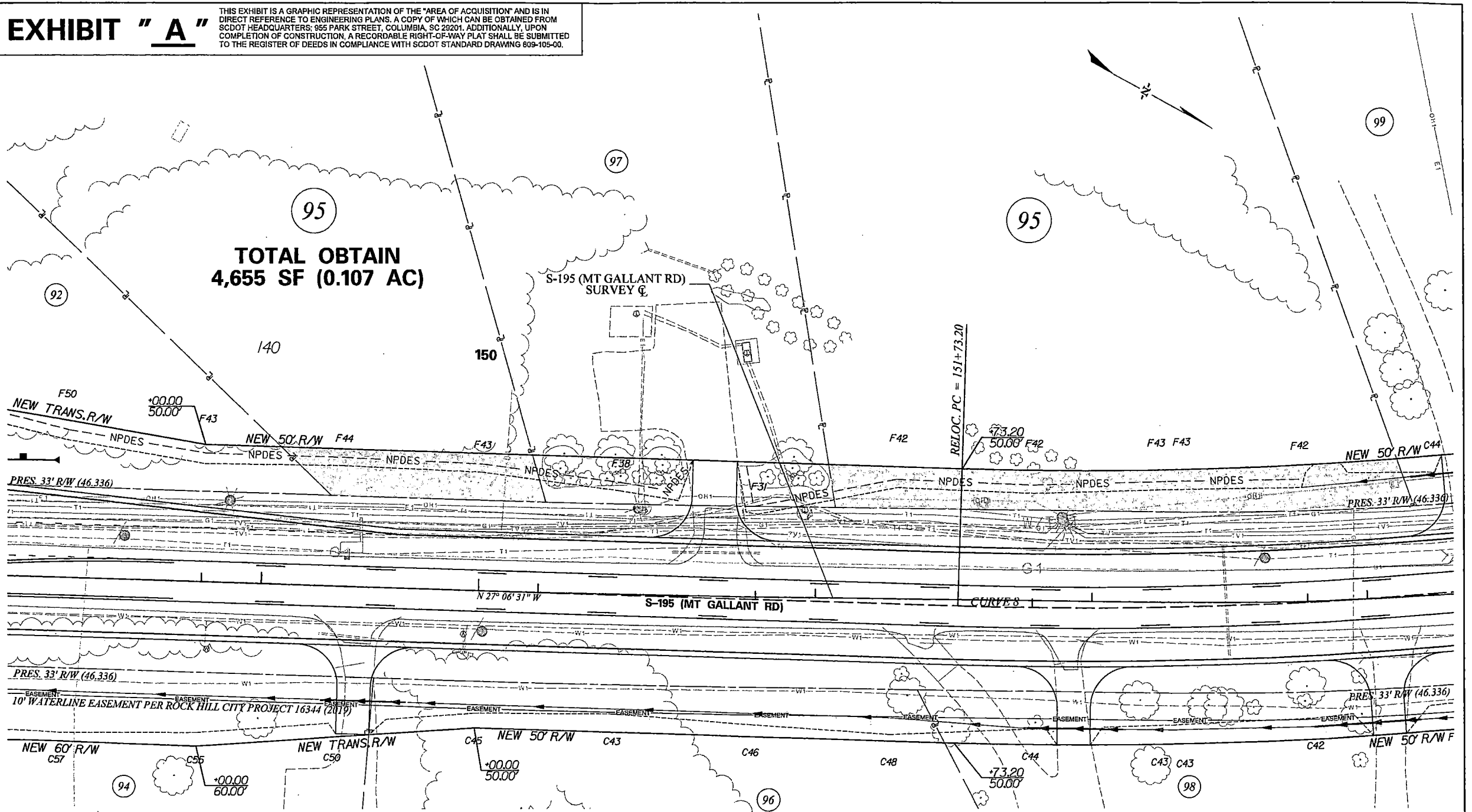
My commission expires: 6/23/2031

[AFFIX SEAL OR STAMP]

Shamira Thomas
NOTARY PUBLIC
State of South Carolina
My Commission Expires 6/23/2031

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS. A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT-OF-WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



York County
south carolina

YORK COUNTY PROJECT NO: 11149-013
YORK COUNTY TAX MAP #: 6370000118
PROPERTY OWNER: ELOISE MILLER TRUSTEE & RAIFORD DURHAM

RELOCATE S-195 (MT GALLANT RD)
CENTERLINE STA. 3+65.05 TO STA. 156+55.10

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 95
Proj ID P029806
PREPARED: 07/31/2024

scale: 0 20 40 feet

stv
COUNTY YORK

Page ___ of ___ pages