



2024039479

DEED  
RECORDING FEES  
STATE TAX  
COUNTY TAX

\$15.00  
\$0.00  
\$0.00

PRESENTED &amp; RECORDED:

12-10-2024 01:26:36 PM

BK: RB 21656

PG: 414 - 417

ANGIE M BRYANT  
CLERK OF COURT  
YORK COUNTY, SC  
BY: ABIGAYLE LANIER CLERK

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF YORK

DEED OF DISTRIBUTION

IN THE MATTER OF:

(Real Property Only)

Charles Richard Bolin

NOT A WARRANTY DEED

(Decedent)

CASE NUMBER: 2024ES4600904

County where property is located If not above County: YORK

The undersigned states as follows:

Decedent died on 04/29/2024; and probate of the Estate is being administered in the Probate Court for YORK County, South Carolina, in File #2024ES4600904.

I/We was/were appointed Personal Representative (s) on June 21, 2024

Decedent owned real property described as follows:

Tax Map Number: 060-01-02-009; 060-03-01-004; 144-00-00-009; 060-02-02-037; 06-02-02-046

Street/Property Address: 3817 Bolin St Sharon, SC 29742; 3848 and 3820 Bolin St; 88 acres McGill/Beersheba Road, 3333 York St Sharon

Legal Description:

Parcel 1: 060-01-02-009

All that certain piece, parcel or tract of land lying, being and situate in the Town of Sharon, Bullocks Creek Township, York County, South Carolina, containing Two and 94/100 (2.94) acres, more or less, and being more particularly described according to plat of same drawn by G.R. Ferguson, Reg. Surveyor, March 17, 1973, as follows: BEGINNING at an iron near center of unpaved road leading to SC Highway 40 and running thence S. 68-58 W. 284.20 feet to iron; thence N. 17-33 W. 231.75 feet to iron; thence N. 69-11 E. 541.20 feet to iron; thence S 22-49 E. 210 feet to iron; and thence S. 64-57 W 278.20 feet to the point of beginning.

Parcel 2: 060-03-01-004

All that certain piece, parcel or tract of land lying, being and situate in the Town of Sharon, Bullocks Creek Township, York County, South Carolina, containing .240 of an acre, more or less, and being more particularly described according to plat of same drawn by G.R. Ferguson, Reg. Surveyor, March 17, 1973, as follows: BEGINNING at an iron on western edge of SC Highway 40( Woodlawn Road) and running thence S. 36-15 E. 58.50 feet to an iron; thence S. 58-11 W 154.30 feet to an iron; thence N. 22-49 W. 85.80 feet to an iron; thence N. 69-11 E. 138.90 feet to the point of beginning.

Derivation: This property conveyed to Charles R. Bolin by the Estate of Vicki B. Bolin in deed book 11226 page 124 recorded on January 21, 2010, RMC Office for York County, SC.

Parcel 3: 144-00-00-009

All that certain piece, parcel or tract of land containing NINETY-FOUR AND 03/100 (94.03) Acres, more or less, lying and being in Bullocks Creek Township, York County, South Carolina, on S.C. Highway S-40 and S-23, near the town of Sharon, and being more particularly described as Tract No. 1 on plat drawn by John Quinn Hall, Registered Land

Surveyor, October 7, 1969, recorded in Plat Book 37 at Page 4, Office of the Clerk of Court for York County, as follows: BEGINNIN at a point in the center of S.C. Highway S-40 and running thence with said highway N. 49-53 W. 561.8 feet, N. 26-32 W. 400 feet, N. 15-32 W. 500 feet, N. 23-32 W. 225 feet and N 47-17 W. 250 feet; thence with the eastern line of Tract No. 2 as shown on said plat N. 17-34 E. 2302.0 feet to iron; thence S. 67 E. 956.5 feet to center of S.C. Highway S-23; thence with said highway S. 30-20 W. 85 feet; S. 12-16 W. 154.6 feet; S. 4-30 W. 450 feet, S. 2-00 E. 1400 feet and S. 1-49 E. 1340 feet to nail and cap in said highway; thence N. 88-36 W. 540 feet to point of beginning, and being bounded on the north by McGill property, east by Tract No. 4, Kennedy Property and SC Highway S-23, southwest by Tracts No. 2 and 3 and S.C. Highway S-40 and west by Tract No. 2 as shown on said plat.

Derivation: This property conveyed to Charles R. Bolin, Robert D. Bolin, Jr. Emmette S. Bolin and Richard C. Bolin by Helen Kennedy Personal Representative of the Estate of Mary Joe Kennedy in deed book 399 at page 100 recorded on February 26, 1992, RMC Office for York County, SC.

Parcel 4: 060-02-02-037

All that certain piece, parcel or lot of land lying and being situate on the southern side of York Street (S.C. Highway #49) in the Town of Clover, Broad River Township, York County, South Carolina, being shown as containing 0.90 acre on a plat entitled "Property of John A. Carter and Margie F. Carter", prepared by John Quinn Hall, RLS, dated October 14, 1980, recorded in Plat Book 61, Page 95, Office of the Clerk of Court for York County, South Carolina, and being described by courses and distances according to such plat as follows: BEGINNING at an iron corner of York Street and road between Palmetto Lodge #289 and the property herein conveyed; thence N 70 E 170 feet to an iron on York Street; thence S 51-28 E. 226.3 feet to an iron; thence S. 70-13 W 105 feet to an iron; thence S. 49-43 W 105 feet to an iron; thence N 40-17 W 244.2 feet to the point of beginning. The aforementioned plat is made a part of this description by reference.

LESS HOWEVER, AND THERE IS EXCEPTED FROM the above-described 0.90 acre tract the following parcel.

All that certain piece, parcel or tract of land, together with the residential improvements situated thereon, lying South of Shannon Street (S.C. Highway #49) in the Town of Sharon, York County, South Carolina, containing 0.299 acre, more or less, the perimeter boundaries of which are shown on plat of survey for John A. Carter and Margie F. Carter revised December 22, 1993, prepared by Ashmark Land Surveyors, recorded in Plat Book 122, Page 4 as follows: Beginning at an existing iron pin, corner of property of Western York County Temple line, thence a new line N 52-27-55 E 138.95 feet to a new iron pin; thence S 37-01-01 E 102.32 feet to a new iron pin on line of Andral Bratton Plexico, Jr., et al; thence S 70-44-46 W 31.78 feet to an existing iron pin; thence S 49-15-00 W 103.30 feet to the point of BEGINNING. Being the property conveyed by John A. Carter and Margie F. Carter to John Timothy Carter by deed dated December 30, 1993, recorded December 30 1993, recorded December 30, 1993, in Record Book 897, Page 151, Office of the Clerk of Court for York County, South Carolina.

Parcel 5: 06-02-02-046

All that certain piece, parcel or tract of land situate, lying and being in York County, South Carolina, containing no and 484/1000 (0.484) acres, more or less, and being more particularly described according to a plat of boundary survey for John A. Carter, prepared by E.F. Woodward & Assoc. dated January 12, 1985, which plat is recorded in Plat Book 76, Page 443, Office of the Clerk of Court for York County, South Carolina, is by reference incorporated herein as a part of this description.

SUBJECT HOWEVER, to an exclusive easement of right of way for ingress and egress between the parcel of 0.299 acre conveyed previously to John Timothy Carter and Shannon Street, also known as York Street, together with the right appurtenant to the said 0.299 acre parcel to improve and maintain the same, as shown on plat recorded in Plat Book 122, page 4.

Derivation: These properties conveyed Charles R. Bolin by Robert D. Bolin in deed book 7190 at page 146 recorded on June 24, 2005, RMC Office for York County, SC.

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: Lauren Bolin Gibson  
Address: 3820 Bolin Street  
Sharon, SC 29742

Name: Richard Clint Bolin  
Address: 2505 S. Beersheba Road  
Sharon, SC 29742

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 6 day of December, 2024.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness:

Print Name:

Witness :

Print Name:

Estate of: Charles Richard Bolin

Signature of Personal  
Representative:

Print Name: Lauren Bolin Gibson

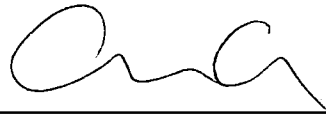
STATE OF SOUTH CAROLINA )  
)  
)

ACKNOWLEDGMENT

COUNTY OF York

I, Enca Conger, Notary Public, a notary for the State of South Carolina do hereby certify that Lauren Bolin Gibson, Representative(s) of the Estate of Charles Richard Bolin, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 60 day of December, 2024.



(SEAL)

(Signature of Notary Public)

Enca Conger

(Print name of Notary Public)

Notary Public for State of SC

My Commission Expires: 4/1/28

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