

M-25-352



2025031603

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

PRESENTED & RECORDED:  
09-18-2025 08:31:21 AM

BK: RB 22142  
PG: 418 - 420  
ANGIE M BRYANT  
CLERK OF COURT  
YORK COUNTY, SC  
BY: REGINA PRUITT CLERK

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF YORK )  
 )  
IN THE MATTER OF: )  
 )  
BEATRICE PERRY JUNE )  
(Decedent) )

IN THE PROBATE COURT

DEED OF DISTRIBUTION  
(Real Property Only)  
NOT A WARRANTY DEED

CASE NUMBER: 2023ES4600490

The undersigned states as follows:

Decedent died on January 18, 2023, and probate of the Estate is being administered in the Probate Court for York County, South Carolina, in File #2023ES4600490.

I/We was/were appointed Personal Representative (s) on 3-30-23.

Decedent owned real property described as follows:

Tax Map Number: SEE ATTACHED

Street/Property Address: SEE ATTACHED

Legal Description:

SEE ATTACHED

YORK COUNTY ASSESSOR

Tax Map:  
599-00-00-050  
602-05-02-033  
Date: 09/18/2025

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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 January 24, 2025
- 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: Tammy Perry  
Address: 778 Midvale Avenue  
Rock Hill, SC 29730

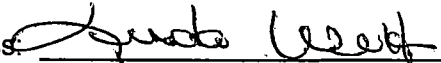
Name: Raquel Perry  
Address: 1066 Bowers Street  
Rock Hill, SC 29730



Name: Christopher Perry  
Address: 1206 Pinkney Street  
Rock Hill, SC 29730

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 4 day of September, 2025.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

First Witness: 


Print Name: Linda Welton

Second Witness: 

Print Name: Marvin A. Hyatt, Jr.

Estate of: BEATRICE PERRY JUNE

Signature of Personal  
Representatives:

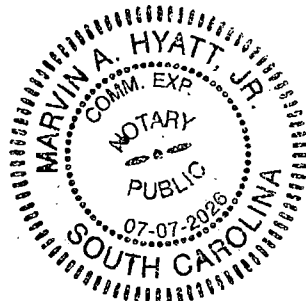
  
Print Name: Tammy Denise Perry

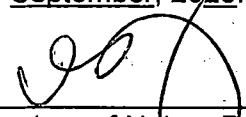
STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF YORK            )

ACKNOWLEDGMENT

I, Marvin A. Hyatt, Jr., Notary Public, a notary for the State of South Carolina do hereby certify that Tammy Denise Perry as Personal Representative(s) of the Estate of Beatrice Perry June, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 4 day of September, 2025.



 (SEAL)  
(Signature of Notary Public)  
Marvin A. Hyatt, Jr.  
Notary Public for State of South Carolina  
My Commission Expires: 07/07/2026

**1388 Ogden Road, TMS# 599-00-00-050:** All that certain piece, parcel or lot of land, with all improvements thereon, lying, being and situate on Ogden Road in York County, South Carolina designated Lot 146 on Plat of Portion of Section G, Sunset Park Ext., J.E. Marshall, Jr., Trustee, prepared by White Land Surveying on February 19, 1993, recorded in Plat Book 120 at Page 21 in the office of the Clerk of Court for York County, South Carolina, and being more particularly described according to said plat as follows: Beginning at an iron on Ogden Road, joint front corner of Lots 145 and 146, and running thence with Ogden Road S. 39-07-00 W. 100.00 feet to iron, joint front corner of Lots 146 and 147; running thence with the line dividing said lots N. 50-51-25 W. 150.24 feet to an iron; running thence N. 39-07-00 E. 100.00 feet to an iron; running thence S. 50-51- 25 E. 150.24 feet to the point of beginning.

Derivation: This being the same property conveyed to Alfonzo June by Deed of Ned M. Albright, as Successor Trustee for the benefit of J. Edward Marshall, Jr., Sophie M. Albright, Frances M. Lafar and the children of Arnold F. Marshall, namely Genie Wilder, Elizabeth M. Rock, Harriet M. Goode, Sophie M. Wynne and Stephen A. Marshall, pursuant to Article XIV of the Last Will and Testament of Julius Friedheim and recorded in Book 1227 at Page 266 on April 17, 1995 in the Register of Deeds formerly the Clerk of Court for York County. The said Alfonzo June then died June 16, 2021, leaving his interest as follows: ½ to Beatrice June, 1/16 to Raquel Perry, 1/16 to Andre McCroey, 1/16 to Tracy Hillie, 1/16 to Tammy Perry, 1/16 to Antonio White, 1/16 to Brian Sims, 1/16 to Felicia White, and 1/16 to Anisha Sims by deed of distribution recorded October 31, 2023, in Book 21020 at Page 272.

**1438 Haynes Drive, TMS#602-05-02-033:** All that certain piece, parcel or lot of land, with improvements thereon, lying, being and situate in the State of South Carolina, County of York, Catawba Township, near the City of Rock Hill, and being more particularly described as follows: Beginning at a stake on the northwestern side of Haynes Street 244.5 feet northeast of the intersection of Haynes Street and Edgewood School property line, and running thence with Haynes Street N. 48 E. 50 feet to a stake; thence N. 42 W. 320 feet to stake; thence S. 48 W. 50 feet to a stake; thence S. 42 E. 320 feet to the beginning, and being shown and designated as Lot No. 5 on plat of property of Zora Simpson prepared by W. C. White, RLS, January 21, 1956 and recorded in Plat Book 13; at Page 176.

DERIVATION: This being the identical property conveyed to Beatrice Perry by deed from Shirley Dallas-Gerrald as Trustee recorded November 19, 2015, in Book 15284 at Page 220, in the Office of the Clerk of Court for York County, South Carolina.

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