

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

IN THE MATTER OF:)
RUTH WINDHAM SMITH)
(Decedent))

IN THE PROBATE COURT
CORRECTIVE
DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED
RE-RECORDED TO CORRECT A SCRIVENER'S ERROR
CASE NUMBER: 2014-ES40-00560

County where property is located If not above County:

The undersigned states as follows:

Decedent died on JANUARY 12, 2014; and probate of the Estate is being administered in the Probate Court for RICHLAND County, South Carolina, in File #2014-ES40-00560.

I/We was/were appointed Personal Representative (s) on APRIL 11, 2014.

Decedent owned real property described as follows:

Tax Map Number: R22803-03-20

Street/Property Address: ⁹⁸⁵⁰
~~9860~~ TWO NOTCH ROAD

Legal Description: SEE EXHIBIT "A" ATTACHED
TAX ASSESSOR NOTE DECEDENT OWNS A MINORITY INTEREST DO NOT CHANGE INFO FOR TAX NOTICE

Book 1994-3846
2014093852 12/22/2014 15:40:55:527
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00
Deed of Distribution
2014093852 John T. Hopkins II
Richland County R.O.D.

Book 2928-88		
2024023821	5/31/2024 11:07:01:143 Deed of Distribution	
Fee: \$15.00	County Tax: \$0.00	State Tax: \$0.00
2024023821 John T. Hopkins II Richland County R.O.D.		

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: _____

If 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: FRANKLIN DELANO WINDHAM SR & FRANKLIN DELANO WINDHAM, JR
Address: 9809 DUNBARTON DRIVE
COLUMBIA SC 29223

Name: TRACY W. CORN
Address: 1743 FULMER ROAD
BLYTHEWOOD SC 29016

Name: DONNA W. DORNER
Address: 1631 CLIFTON DOWNS CT
KENNESAW GA 30144

Name: BRIDGETTE W. BRANSON
Address: 925 SCHOFIELD LANE
COLUMBIA SC 29229

☐ 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 22 day of December 2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Gary P. Rish

Print Name: GARY P. RISH

Witness: Brigitte B. Dull

Print Name: BRIGITTE B. DULL

Estate of: RUTH SMITH WINDHAM

Signature of Personal

Representative: Franklin Delano Windham, Sr.

Print Name: FRANKLIN DELANO WINDHAM SR

If applicable,
Signature of Co-Personal
Representative: _____

Print Name: _____

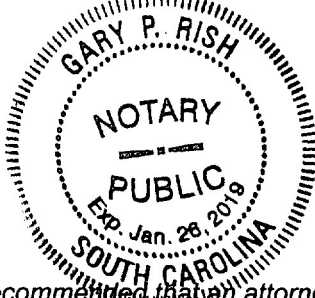
STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF LEXINGTON

I, GARY P. RISH, Notary Public, a notary for the State of South Carolina do hereby certify that FRANKLIN DELANO WINDHAM, as Personal Representative(s) of the Estate of RUTH SMITH WINDHAM, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 22 day of December 2014.



Gary P. Rish (SEAL)
(Signature of Notary Public)
GARY P. RISH
(Print name of Notary Public)
Notary Public for State of SOUTH CAROLINA
My Commission Expires: 01/26/2019

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

Decedent's 10% share

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING ON THE SOUTHEASTERN SIDE OF U.S. HIGHWAY NO. 1, NORTHEAST OF THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 10.57 ACRES, MORE OR LESS, BEING SHOWN AND DESIGNATED AS PARCEL 2 ON A PLAT PREPARED FOR THE ESTATE OF D.O. SMITH BY SITE CONSULTANTS, INC. DAVID SHARPEE, R.L.S, DATED DECEMBER 27, 1989 AND RECORDED IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN PLAT BOOK 52 AT PAGE 8873; SAID PLAT BEING INCORPORATED HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

LESS AND EXCEPTING, PARCEL 2C CONTAINING 0.613 ACRE AS SHOWN ON A PLAT OF NORTHEAST PROPERTIES RECORDED IN RECORD BOOK 800 AT PAGE 517 CONVEYED BY DEED TO HR DEVELOPERS, LLC RECORDED ON MAY 30, 2003 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN RECORD BOOK 801 AT PAGE 158

ALSO, LESS AND EXCEPTING, PARCEL 2B CONTAINING 0.875 ACRE AS SHOWN ON A PLAT OF NORTHEAST PROPERTIES RECORDED IN RECORD BOOK 800 AT PAGE 517 CONVEYED BY DEED TO ZTN HOLDINGS, LLC RECORDED ON AUGUST 18, 2003 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN RECORD BOOK 838 AT PAGE 2210

ALSO, LESS AND EXCEPTING, PARCEL 2A CONTAINING 1.031 ACRES AS SHOWN ON A PLAT OF NORTHEAST PROPERTIES RECORDED IN RECORD BOOK 800 AT PAGE 517 CONVEYED BY DEED TO FIRST COMMUNITY BANK RECORDED ON SEPTEMBER 5, 2003 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN RECORD BOOK 847 AT PAGE 807

THIS BEING THE SAME PROPERTY CONVEYED TO L.W. SMITH, III, HENRY DENT SMITH, MARY JANE S. MOORE, RUTH S. WINDHAM AND NANCY JO SMITH BY DEED OF RUTH TUCKER SMITH RECORDED MAY 15, 1990 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN DEED BOOK D0980 AT PAGE 497 AND CONVEYED BY THE ESTATE OF RUTH TUCKER SMITH RICHLAND COUNTY PROBATE CASE NUMBER 1990-ES40-30795

TMS#22803-03-20

Upon recording deed:

Franklin Delano Windham, Sr has a 5% share

Franklin Delano Windham, Jr has a 1.25% share

Tracy W. Corn has a 1.25% share

Bridgette W. Branson has a 1.25% share

Donna W. Dorner has a 1.25% share