

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

PROBATE COURT

IN THE MATTER OF ESTATE OF FRANKIE MOUZON

CASE NUMBER 95-ES-08-250

Doc # 0035883 EXEMPT
FILED, RECORDED, INDEXED
06/22/1998 12:20:23PM
Rec Fee: 10.00 Pages: 2
Register of Deeds Berkeley Co. SC
Cynthia B. Forte
Issued to: NIXON, ERNIE (S/S)

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 18th day of May, 1998
and,

WHEREAS, the estate of the decedent is being administered in the Probate Court
for Berkeley County, South Carolina in file # 95-ES-08-250 and,

WHEREAS, The undersigned Personal Representative is the duly appointed and qualified
fiduciary in this matter, and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal
Representative has granted bargained, sold and released, and by these Presents does grant,
bargain, sell and release to:

Name: Dorothy Mouzon, Tikkia Mouzon, and Orlando Mouzon
Address: P.O. Box 276 5900 Riverdale Rd., Apt. K-5
St. Stephen, SC 29479 Atlanta, GA 30349

the following described property:

All that certain piece, parcel or lot of land within the Town limits of the
Town of St. Stephen, in the County of Berkeley, and State of South Carolina,
shown and designated as Lot #28 on Plat of land of Northwest section
subdivided for W.T. Baggett by J.O. Brinson, Surveyor, dated October 1945,
measuring fifty by one hundred fifty (50 X 150 ft.) feet and bounded on the
Northeast by Lot No. 29, on the Southeast by a 25 foot street, on the
Southwest by lot #27 and on the Northwest by lot #11.

Being the same property conveyed to Frankie Mouzon and Dorothy Mouzon by Deed
of Sadie L. Baggett dated November 13, 1969 and recorded at the RMC Office for
Berkeley County on December 7, 1970 in Deed Book A-218, Page 66.

TMS# 026-10-01-021

DEED DRAWN-TITLE NOT EXAMINED!

RECORDED THIS 22nd DAY
OF June 1998
AT BERKELEY COUNTY, S.C.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property, belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Dorothy Mouzon, Tikkia Mouzon and Orlando Mouzon, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent has executed this Deed this 19th day of June, 1998.

SIGNED, SEALED AND DELIVERED

Estate of: FRANKIE MOUZON

IN THE PRESENCE OF

By Signature: Dorothy Mouzon
DOROTHY MOUZON, Personal Representative

Witness:

Ernie L. Nixon

Witness:

Barbara J. Nixon

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

PROBATE

PERSONALLY appeared before me Ernie L. Nixon

and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their

act and deed, deliver the within written Deed, and that he/she with Barbara J. Nixon

witnessed the execution thereof.

Subscribed to before me this 19th day of June, 1998

Witness Signature

Ernie L. Nixon

Barbara J. Nixon
Notary Public of South Carolina
My Commission Expires: 4/5/2003