

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

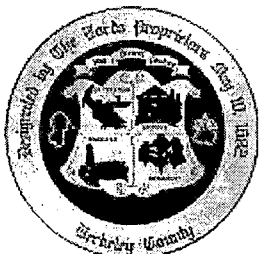
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****



Instrument #:	2016029239	Return To:	DAVID GOSNELL
Receipt Number:	32739		110 JOURNEYS END LANE
Recorded As:	DEED		MONCKS CORNER, SC, 29461
Recorded On:	September 07, 2016	Received From:	DAVID GOSNELL
Recorded At:	04:25:15 PM	Parties:	
Recorded By:	JENN ROSE		Direct- GOSNELL, MARY MELANIE
Book/Page:	RB 2268: 215 - 217		Indirect- GOSNELL, DAVID L
Total Pages:	3		

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$10.00
Exempt
Tax Charge: \$0.00



RECEIVED
SEP 07, 2016
ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT

COUNTY OF BERKELEY)

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

IN THE MATTER OF:)
MARY MELANIE GOSNELL A/K/A MARY M.)
BATTIS)
(Decedent))

CASE NUMBER: 2015ES08-469-2

The undersigned states as follows:

Decedent died on 6-5-15; and probate of the Estate is being administered in the Probate Court for Berkeley County, South Carolina, in File # 2015ES08-469-2

I/~~We~~ was/~~were~~ appointed Personal Representative (s) on 8-29-16

Decedent owned real property described as follows:

Tax Map Number: 171 00000 24

Street/Property Address: 1255 Ackerman Drive, Jamestown, SC. 29453

Legal Description:

ALL that piece, parcel, lot or tract of land with the buildings and improvements thereon, situate, lying and being in the Town of Shulerville, Berkeley County, South Carolina, and being shown and designated as "Tract 2 1.0 Ac." on a plat by Metts Surveying Co. dated March 6, 1999, entitled in part "SUBDIVISION PLAT OF 5.62 AC. OWNED BY: MILTON ACKERMAN SUBDIVIDED AS SHOWN" and recorded November 1, 1999 at Plat Cabinet O, Page 126-B, Office of the Register of Deeds for Berkeley County, South Carolina, and having such size, shape, buttings, boundings, dimensions and location as will appear by reference to said plat which is incorporated herein by reference, be all the dimensions and measurements shown thereon a little more or less.

The within described property is conveyed subject to easements, restrictions, rights-of-way, covenants and conditions of record to the extent now applicable but without extending or renewing the effect thereof. The above described property is also conveyed subject to matters which a current, correct survey or inspection of the premises would reveal, including, but not limited to, matters shown on the above referenced plat.

The above described property is conveyed subject to rights of the public and of third parties, if any, in and to that portion of the above described property shown on the above referenced plat as "Ackerman Drive" and as "50' Ingress/Egress & General Utility Easement"

TOGETHER with a non-exclusive easement for ingress and egress by foot and vehicular traffic and for utilities upon, over, across and through that area shown on the above referenced plat as "Ackerman Drive" and as "50' Ingress/Egress & General Utility Easement".

The above described property having been devised to the Grantor herein by Will of Sallie Ackerman who died on or about March 22, 1951 as will appear by reference to the Estate of Sallie Ackerman on file in the Probate Court for Berkeley County at File No. 91-90.

Additional sheet(s) for additional property(ies) is attached (check if applicable)

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: David Louis Gosnell
Address: 1235 Cabermain Drive
Jamestown, S.C. 29453

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF, the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 31st day of Aug, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: M. Brett Schindedecker
Print Name: M. Brett Schindedecker
Witness: Michelle A. Cooper
Print Name: Michelle A. Cooper

Estate of: MARY MELANIE GOSNELL A/K/A MARY M. BATTIS
Signature of Personal Representative: [Signature]
Print Name: DAVID L. GOSNELL

If applicable,
Signature of Co-Personal Representative: _____
Print Name: _____

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF Berkeley

I, Robin Haynes, Notary Public, a notary for the State of South Carolina do hereby certify that David L. Gosnell, as Personal Representative(s) of the Estate of Mary Melanie Gosnell a/k/a Mary M. Battis personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 31st day of Aug, 2016.

[Signature] (SEAL)
(Signature of Notary Public)
Robin M. Haynes
(Print name of Notary Public)
Notary Public for State of SC
My Commission Expires: 02/03/2019

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