

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 #: 2019005265

Receipt Number: 118651

Return To: DELINQUENT TAX COLLECTOR

Recorded As: DEED

P O BOX 6122

Recorded On: February 19, 2019

MONCKS CORNER, SC, 29461

Recorded At: 11:35:57 AM

Received From: DELINQUENT TAX COLLECTOR

Recorded By: SAMANTHA EVANS

Parties:

Book/Page: RB 2953: 235 - 239

Direct- HANNIBAL, BARBARA

Total Pages: 5

Indirect- REDROCK CAPITAL LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00

Consideration: \$2,700.00

County Tax: \$3.30

State Tax: \$7.80

Tax Charge: \$11.10

RECEIVED

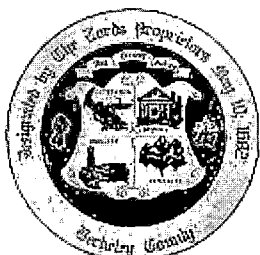
February 19, 2019

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

No Title Search Performed, No Title Opinion Given, No Review of the Restrictions and Covenants

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

TAX DEED

Defaulting Taxpayer(s)
Barbara Hannibal
On Books as: Tikkia Mouzon

Name/Mailing Address of Purchaser
Lien Nation, LLC,
Assigned to: Redrock Capital, LLC
4191 2nd Street South
St. Cloud, MN 56301

Property Address:
117 Wells Circle
St. Stephen, SC 29479

Tax Map Number:
026-10-01-021

WHEREAS, ad valorem property taxes were levied and assessed in the names of the following taxpayer(s) for the calendar years indicated; and

2016 Tikkia Mouzon

WHEREAS, on **April 5, 2017**, pursuant to execution dated **March 17, 2017**, from the Berkeley County Treasurer, and in accordance with **S.C. Code Section 12-51-40(a)**, I mailed a "Notice of Delinquent Property Taxes, Penalties, Assessments, and Costs," by regular first class mail with proper postage affixed, to each of the following persons/entities at the various addresses set forth below; and

Name and Address:
Barbara Hannibal
117 Wells Circle
St. Stephen, SC 29479

WHEREAS, on **May 19, 2017**, in accordance with S.C. Code Section 12-51-40(b), I mailed a "Notice of Delinquent Property Taxes, Penalties, Assessments, and Costs," by certified mail, return receipt requested-restricted delivery pursuant to the United States Postal Service "Domestic Mail Manual Section S912" to the following persons/entities at the various addresses set forth with the results indicated below; and

\$10.00
 11.10
 \$21.10

Name and Address**Tikkia Mouzon****P. O. Box 276****St. Stephen, SC 29479-0276**Results**Unclaimed**

WHEREAS, on **July 31, 2017**, a notice complying with the requirements of S.C. Code Section 12-51-40(c), was posted at one or more conspicuous places on the premises by **Palmetto Posting, Inc.**, and

WHEREAS, an advertisement complying with the requirements of S.C. Code Section 12-51-40(d), was published in the **Post and Courier**, a newspaper of general circulation in Berkeley County, on **October 5, 2017, October 12, 2017, and October 19, 2017**, advertising the property for sale at public auction; and

WHEREAS, on **October 23, 2017**, I sold the property for delinquent taxes in accordance with the requirements of S.C. Code Section 12-51-50, and **Lien Nation, LLC**, was the successful bidder, and the amount of the bid was paid to me as required by S.C. Code Section 12-51-60; and

WHEREAS, on **September 17, 2018**, in accordance with the requirements of S.C. Code Section 12-51-120, I mailed a notice of the approaching end of the redemption period, by certified mail, return receipt requested-restricted delivery, to each of the following persons/entities at the addresses set forth with the result indicated below; and

Name and Address:**Barbara Hannibal****117 Wells Circle****St. Stephen, SC 29479**Results**Unclaimed****Tikkia Mouzon****P. O. Box 276****St. Stephen, SC 29479****Unclaimed****Tikkie Mouzon****215 Ambassador Avenue****Moncks Corner, SC 29461****Unclaimed**

WHEREAS, the property was not redeemed in accordance with the requirements of S.C. Code Section 12-51-90; and

WHEREAS, the said **Lien Nation, LLC**, by instrument dated October 16, 2018, did thereby assign unto **Redrock Capital, LLC**, all right, title and interest in, of and to the aforesaid bid; and

NOW THEREFORE, I, Virginia R. Hamilton, Delinquent Tax Collector of Berkeley County, in consideration of the receipt of **\$2,700.00** which is hereby acknowledged, sold and released, and by these presents do grant, bargain, sell and release unto the said **Redrock Capital, LLC**, the following described property:

SEE EXHIBIT' "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining and subject to easements and restrictions of record.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and/or assigns forever.

Any reference in this instrument to the singular shall include the plural and vice versa. Any reference to one gender shall include the others. Such words of inheritance shall be applicable as required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and the seal of her office on January 28th, 2019.

Virginia R. Hamilton
Virginia R. Hamilton
Delinquent Tax Collector
Berkeley County, South Carolina

Signed, sealed, and delivered
in the presence of:

Elizabeth M. Blodgett
Ashley Milligan

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Virginia R. Hamilton, Delinquent Tax Collector of Berkeley County, South Carolina, on January 28th, 2019.

Juanita Green
Notary Public for South Carolina
My commission expires: 9-4-2021

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land together with the improvements thereon, situate, lying and being in the Corporate limits of the Town of St. Stephen, Berkeley County, South Carolina, known and designated as **Lot 28** on an unrecorded plat of land of the "Northwest Section subdivided for W. T. Baggett," by J. O. Brinson, Surveyor, October, 1945, measuring Fifty by One Hundred Fifty (50X150) feet, and bounded on the Northeast by Lot No 29, on the Southeast by a 25 foot street, on the Southwest by Lot No. 27, and on the Northwest by Lot No. 11; and being shown on that certain plat prepared for Frankie Mouzon and Dorothy Mouzon by Bobby M. Long, RLS, dated May 5, 1970, and recorded in the Office of the Register of Deeds for Berkeley County, S.C., in **Plat Book T, at page 104**; and having such size, shape, metes, bounds and delineations as will be more fully shown by reference to said plat.

BEING the property conveyed to Barbara Hannibal by WVUE REO 2015-1, LLC, by a Deed dated June 28, 2016, and recorded in the Office of the Register of Deeds for Berkeley County, S.C., in **Deed Book 2228, at Page 337, et seq.**

TMS: 026-10-01-021