

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 #: 2019005266

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: 11:35:58 AM

Received From: DELINQUENT TAX COLLECTOR

Recorded By: SAMANTHA EVANS

Parties:

Book/Page: RB 2953: 240 - 244

Direct- ROBINSON, DOROTHY

Total Pages: 5

Indirect- REDROCK CAPITAL LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

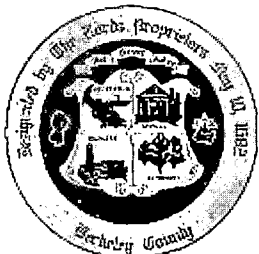
Recording Fee: \$10.00

Consideration: \$4,300.00

County Tax: \$4.95

State Tax: \$11.70

Tax Charge: \$16.65



RECEIVED

February 19, 2019

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

#10.00
16.65
\$26.65

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)
Dorothy Robinson

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

Property Address:
None Available

Tax Map Number:
244-05-01-063

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

2016 Dorothy Robinson

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:
Dorothy Robinson
303 Vernon Avenue, Apt. 3G
Brooklyn, NY 11206-6754

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

Name and Address

Dorothy Robinson
303 Vernon Avenue, Apt. 3G
Brooklyn, NY 11206-6754

Results

Received at the address on May 30, 2017

WHEREAS, on **July 27, 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:

Dorothy Robinson
303 Vernon Avenue, Apt. 3G
Brooklyn, NY 11206

Results

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 **\$4,300.00** 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:

Elyse M. Blodgett
Ashley Mulligan

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.

Janora Sheel
Notary Public for South Carolina
My commission expires: 9-4-2024

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land situate, lying and being in the Liberty Hall section of 2nd Goose Creek Parish, Berkeley County, South Carolina, containing **1.97 acres**, more or less, as will be more fully shown on a plat prepared by Robert F. Knoth, RLS, dated November, 1978, and revised by W. L. Gaillard, RLS, on October 5, 1982, and recorded in the Office of the Register of Deeds for Berkeley County, S.C., in **Plat Cabinet E at Page 112**; and having such size, shape, metes, bounds and delineations as will be more fully shown by reference to said plat.

Together with a 50' Road Easement as shown on said plat.

BEING the property conveyed to Dorothy Robinson, by Mary Washington, et al, by a deed dated June 10, 1982, and recorded in the Office of the Register of Deeds for Berkeley County, S.C., in **Deed Book A507, at Page 135, et seq.**

TMS: 244-05-01-063