

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

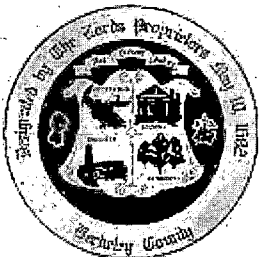
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020041648	
Receipt Number:	185200	Return To: MATTHEW E MCELWAIN
Recorded As:	DEED	2227 HWY 35
Recorded On:	October 23, 2020	PINEVILLE, SC, 29468
Recorded At:	03:25:15 PM	Received From: MATTHEW E MCELWAIN
Recorded By:	DONNA SMITH	Parties:
Book/Page:	RB 3550: 979 - 981	Direct- MCELWAIN, BARRY HOWARD
Total Pages:	3	Indirect- MCELWAIN, MATTHEW E

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Exempt
Tax Charge: \$0.00



RECEIVED

OCT 23, 2020

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)

COUNTY OF)

IN THE MATTER OF:)

(Decedent) BARRY HOWARD McELWAIN)

IN THE PROBATE COURT

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

CASE NUMBER:

2018ES08-695

The undersigned states as follows:

Decedent died on 8/3/2018 and probate of the Estate is being administered in the Probate Court for Berkeley County, South Carolina, in File # 08-695I/We was/were appointed Personal Representative (s) on 9/26/18

Decedent owned real property described as follows:

Tax Map Number: 016-00-04-036Street/Property Address: 2227 HWY 35, PINEVILLE, SC 29479

Legal Des: ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in Second St. Stephen Parish, County of Berkeley, State of South Carolina. Measuring and containing one (1) acre, more or less, and buttings and boundings as follows, beginning at a point on Highway S-8-35, one-tenth of a mile North of S.C. Highway 45, at the corner of Alice Middleton property; thence Southwest two hundred ninety and 4/10 (290.4') feet; thence Northwest one hundred fifty (150') feet; thence Northeast two hundred ninety and 4/10 (290.4') feet; then Southeast one hundred fifty (150') feet to the point of beginning; and being bounded on the North by Artopie Middleton Estate lands; on the East by Highway S-8-35; on the South by Alice Middleton property; and on the West by Artopie Middleton Estate lands, as shown on a plat entitled "Plat of Land Owned By The Heirs of O.P. Middleton, Being Conveyed as Shown Above" being referenced on said plat as 1.0 AC. Owned by George & Beulah Dingle, dated April 14, 1986 and recorded in Plat Cabinet F at Page 288 in the Office of the ROD for Berkeley County.

BEING the same property conveyed to Balletine Builders, LLC by deed of Kendra Craig, Jameila Craig and Tiffan'e Craig, the heirs of George Dingle, Jr. and Jacqueline D.C. Rivera, as Personal Representative for the Estate of George Dingle, Jr. dated November 5, 2014 and recorded December 1, 2014 in Book 11098 at Page 148 in the Office of the ROD for Berkeley County.

Grantee's Address: 2227 North Highway 35
Pineville, SC 29468

☐ Additic TMS No.: 016-00-04-036

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: _____

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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: _____
Address: _____

MATTHEW E. MCELWAIN
227 Hwy 35
PINEVILLE, SC 29468

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 23rd day of Oct, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Laura Sawyer

Print Name: Laura Sawyer

Witness: A.J. Fugler

Print Name: A.J. Fugler

Estate of: Barry Howard McElwain

Signature of Personal Representative: Matthew E. McElwain

Print Name: MATTHEW E. MCELWAIN

If applicable,

Signature of Co-Personal Representative: N/A

Print Name: N/A

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF Berkley

Harry Wyndham

I, _____, Notary Public, a notary for the State of South Carolina do hereby certify that _____, as Personal

Representative(s) of the Estate of Barry Howard McElwain, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 23rd day of Oct, 2020.



Harry L. Wyndham Jr. (SEAL)
(Signature of Notary Public)
Harry L. Wyndham Jr
(Print name of Notary Public)
Notary Public for State of SC
My Commission Expires: 8/31/2026

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