

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 Desc: 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 Artopoie 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

Additio 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: _____

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: MATTHEW E. McELWAIN
Address: 2227 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. Zugler
Print Name: A.J. Zugler

Estate of: Barry Howard McElwain
Signature of Personal
Representative: Matthew E. McElwain
Print Name: MATTHEW E. MC ELWAIN

If applicable,
Signature of Co-Personal
Representative: N/A

Print Name: N/A

ACKNOWLEDGMENT

COUNTY OF Berkeley Matthew E. McElwain
Harry Wyntham Matthew E. McElwain
I, _____, Notary Public, a notary for the State of South Carolina do hereby certify that _____, as Personal
Representative(s) of the Estate of _____, 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



May (SEAL)
(Signature of Notary Public)
Harry Lynch Jr
(Print name of Notary Public)
Notary Public for State of SC
My Commission Expires: 8/31/2016

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