

COLLETON COUNTY ASSESSOR

Tax Map:

236-08-00-001

Date: 07/29/2019

THOMAS W. HILL - BLB



2019004725

DEED
RECORDING FEES \$11.00
STATE TAX \$23.40
COUNTY TAX \$9.90

PRESENTED & RECORDED: 07-22-2019 03:52:31 PM

BK: RB 2762

PG: 114 - 119

KEITH LENARD BLACK
176 BROOKHAVEN ROAD
SUMMERVILLE SC 29483

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

STATE OF SOUTH CAROLINA)
) TAX DEED AND TITLE TO REAL
) ESTATE BY THE TAX COLLECTOR
)
) (Not a Warranty Deed)
COUNTY OF COLLETON)
)
)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the provisions of Tile 12, Chapter 51, Sections 40 through 170, inclusive, of the 1976 South Carolina Code of Laws, as amended, entitled "Alternate Procedure for Collection of Property Taxes" duly enacted by the General Assembly of the State of South Carolina, provides an additional and alternative method and procedure for the collection of delinquent property taxes and assessments and penalties and costs due and owing to counties and other political subdivisions of the State of South Carolina; and

WHEREAS, the provisions as set forth under Section 12-51-40 of the 1976 S.C. Code of Laws, require and direct the officer so authorized to collect delinquent property taxes and assessments and penalties and costs to levy the tax execution as issued by the County Treasurer by the distress and sale of the defaulting taxpayer's estate, real or personal, or both, or property transferred by the defaulting taxpayer, the value of which generated all or part of the tax, to satisfy the delinquent property taxes and assessments and penalties and costs of collection; and

WHEREAS, Becky S. Hill, as the Treasurer for Colleton County, pursuant to and in accordance with the provisions as contained in Section 12-45-180 of the 1976 S.C. Code of Laws, issued on **March 16, 2017** a tax execution against the defaulting taxpayers herein, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**, thereby requiring and directing the Tax Collector for Colleton County as the authorized officer to levy such tax execution by the distress and sale of the defaulting taxpayer's estate, real or personal, or both, or property transferred by the defaulting taxpayer, the value of which generated all or part of the tax, to satisfy the unpaid **2016** delinquent property taxes and assessments and penalties and the costs for their collection as was due and owing at the time that such tax execution was issued on **March 16, 2017** by the Colleton County Treasurer; and

WHEREAS, by virtue of the tax execution issued by the Colleton County Treasurer on **March 16, 2017**, Larry Lightsey, as the Tax Collector for Colleton County, being the officer so designated and authorized by Colleton County to collect delinquent property taxes, did on **April 3, 2017**, as required by Section 12-51-40(a) of the 1976 S.C. Code of Laws, mail to the defaulting taxpayers herein, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford, c/o Ella Dent**, the First Delinquent Tax Notice and Statement of Delinquent Taxes dated April 1, 2017 providing therein and specifying thereunder that if the **2016** delinquent property taxes and assessments and penalties and costs due and owing at such time in the total amount of **\$3,493.06** are not paid by **5/8/2017**, then in such event, the property must thereafter be seized and advertised and sold at a Tax Sale to satisfy the payment of such delinquent taxes, penalties, assessments, and costs; and

WHEREAS, by virtue of the tax execution issued on **March 16, 2017** and as a result of the delinquent property taxes and assessments and penalties and costs of collection remaining unpaid for a period of thirty (30) days after the First Delinquent Tax Notice and Statement of Delinquent Taxes dated **April 1, 2017** was sent on **April 3, 2017** to the defaulting taxpayer herein on, Larry Lightsey, as the Tax Collector for Colleton County, did on **June 27, 2017**, as required by Section 12-51-40(b) of the 1976 S.C. Code of Laws, did take exclusive possession of the below-described real property, as necessary to satisfy the payment of the delinquent property taxes and assessments and penalties and costs due and owing thereon, by mailing to the defaulting taxpayer herein, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford, c/o Ella Dent**, via certified mail - restricted delivery - return receipt requested, the certified final notice of delinquent property taxes and assessments and penalties and costs due and owing at such time in the total amount of **\$1,195.44** per the Tax Collector's Notice of Tax Levy (Certified Delinquent Tax Notice) and Statement of Delinquent Taxes dated **6/23/2017** and providing therein that if the **2016** delinquent property taxes and assessments and penalties and costs in the total amount of **\$1,195.44** was not paid on or before **9/29/2017**, then in such event, the property must be advertised and sold at a tax sale to satisfy the delinquency; and this Certified Delinquent Tax Notice was claimed and was received on **6/29/2017** by **Ella D. Dent** for and on behalf of the aforesaid defaulting taxpayers herein; and

WHEREAS, Larry Lightsey, as the Tax Collector for Colleton County, being the authorized officer directed to collect delinquent property taxes and assessments and penalties and costs, did on **October 30, 2017**, pursuant to and in accordance with Section 12-51-40(c) of the 1976 S.C. Code of Laws, did also take exclusive possession of the below-described subject real property against which such property the taxes were so assessed by posting a proper notice at one or more conspicuous places on the subject real property hereafter described and reading **"Seized by the person officially charged with the collection of delinquent taxes for Colleton County to be sold for delinquent taxes"**; and

WHEREAS, the Colleton County Tax Collector did thereafter have duly and properly advertised in a local newspaper of general circulation during **November of 2017** once per week for three (3) consecutive weeks the below-described subject real property for sale by public auction at a delinquent tax sale to be held and conducted on **December 7, 2017**; and

WHEREAS, after the failure of the defaulting taxpayers herein, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**, or anyone else acting on behalf of such defaulting taxpayer herein, to pay the delinquent real property taxes and assessments and penalties and costs, the below-described subject real property being listed on the public records of Colleton County in the names of, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**, as the Taxpayers, was duly sold by public auction at the delinquent tax sale held and conducted by the Tax Collector for Colleton County during the usual hours of sale on **December 7, 2017** unto **KEITH LENARD BLACK**, as the highest bidder and purchaser at such delinquent tax sale in the amount of **\$9,000.00**; and the Tax Collector for Colleton County furnished the highest bidder and purchaser at such tax sale with a receipt for such purchase money and annexed a copy of such receipt to the tax execution with the endorsement thereon of the Colleton County Tax Collector's actions thereunder; and

WHEREAS, Larry Lightsey, as the Tax Collector for Colleton County, as required by Section 12-51-120 of the 1976 S.C. Code of Laws, did on **November 16, 2018** mail to, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**, as the defaulting taxpayers herein, by and via certified mail - restricted delivery - return receipt requested, the certified Final Notice of the Ending of the Redemption Period stating therein that the subject real property as described herein below on and in such Final Notice of the Ending of the Redemption Period had been sold for non-payment of the delinquent

property taxes and assessments due and owing to Colleton County for the **2016** tax year and advising such defaulting taxpayers herein, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**, that if the property was not redeemed by paying the real property taxes and assessments and penalties and costs due and owing thereon in the total amount of **\$5,608.70** on or before **December 10, 2018**, then in such event, a Tax Deed and Title would be issued by the Colleton County Tax Collector to the successful bidder at such tax sale and this certified Final Notice of the Ending of the Redemption Period was claimed and was received on **11/24/2018** by **Ella D. Dent** for and on behalf of the aforesaid defaulting taxpayer herein; and the below-described subject real property was not thereafter redeemed by the aforesaid defaulting taxpayers herein or any other interested party in regard thereto; and

WHEREAS, more than twelve (12) months have now elapsed since the date of such delinquent tax sale and the defaulting taxpayers herein, namely, **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**, and any and all other interested parties in regard thereto, after due and proper written Notice of Redemption from the Colleton County Tax Collector, have failed to redeem the below-described subject real property so sold at such tax sale on **December 7, 2017**; and

WHEREAS, the following significant events listed in chronological order transpired concerning and pertaining to the tax sale of the below-described subject real property:

1. Defaulting Taxpayers: **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**
2. TMS NO: **236-08-00-001**
3. Date of Tax Execution: **March 16, 2017**
4. Date of First Delinquent Tax Notice: **April 1, 2017**
5. Date of Certified Tax Notice: **June 23, 2017**
6. To Whom Mailed: **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford, c/o Ella Dent**
7. Whether or not received: **Claimed and Received on 6/29/2017 by Ella D. Dent**
8. Date property posted: **10/30/2017 by Tax Collector for Colleton County**
9. Date of Tax Sale: **December 7, 2017.**
10. Successful Bidder at Tax Sale: **KEITH LENARD BLACK**
176 Brookhaven Road, Summerville, S.C. 29483
11. Opening Bid Amount: **\$4,528.70**
12. Highest Bid Amount: **\$9,000.00**
13. Date of Final Notice of Redemption: **November 16, 2018**
14. To Whom Mailed: **Ella D. Dent and Estate of Deloris Ford a/k/a Deloris Louise Black - Ford**
15. Whether or not received: **Claimed and Received on 11/24/2018 by Ella D. Dent**

NOW THEREFORE, the undersigned Grantor, **LARRY LIGHTSEY, AS THE TAX COLLECTOR FOR COLLETON COUNTY, SOUTH CAROLINA**, in consideration of the premises and of the payment of the highest bid therefor in the sum of Nine Thousand and 00/100 (**\$9,000.00**) Dollars in hand paid unto the Tax Collector for Colleton County by the highest and successful bidder and the Grantee herein, **KEITH LENARD BLACK**, the receipt and sufficiency of which is hereby acknowledged, has granted and bargained and sold and released, and by these presents does hereby grant and bargain and sell and release unto the high and successful bidder and the Grantee herein, **KEITH LENARD BLACK**, his Heirs and Assigns forever, the following described real estate:

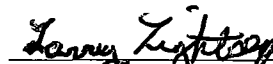
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE SUBJECT REAL PROPERTY AS TRANSFERRED AND CONVEYED HEREUNDER.

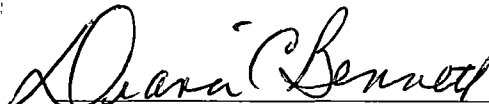
TO HAVE AND TO HOLD all and singular the premises hereby granted with the appurtenances, unto the said Grantee herein, **KEITH LENARD BLACK**, his Heirs and Assigns forever, according to the form and force and effect of the laws and usages of the State of South Carolina in such cases made and provided.

WITNESS my official hand and seal on this the 17 day of July in the year of our Lord Two Thousand Nineteen (2019).

Signed, Sealed And Delivered
In The Presence Of:


First Witness


Larry Lightsey as the Tax Collector for Colleton
County, South Carolina


Second Witness

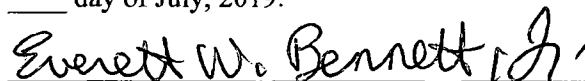
STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)
)

ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that Larry Lightsey, in his official capacity as the Tax Collector for Colleton County, personally appeared before me on the date written below and expressly acknowledged after being duly sworn under oath his due execution of the foregoing Tax Deed and Title; and who is personally known to me, or who has proved to me on the basis of satisfactory evidence to be the person who executed the foregoing Tax Deed and Title.

Witness my official hand and seal on this the 17 day July, 2019.

Sworn to before me on this the
____ day of July, 2019.


Signature of Notary Public for South Carolina
Printed Name of Notary Public: Everett W. Bennett, Jr.
Notary Public for the State of South Carolina
My Commission Expires: June 15, 2020.

GRANTEE'S ADDRESS: **KEITH LENARD BLACK**
176 Brookhaven Road
Summerville, S.C. 29483

EXHIBIT "A" - LEGAL DESCRIPTION FOR TAX DEED AND TITLE
(TMS NO: 236-08-00-001)

All that certain piece or parcel or tract or lot of land containing **0.52** acres, more or less, together with all buildings and improvements thereon, situate and lying and being in Colleton County, South Carolina, near and east of the Community of Ritter, and being located on the eastern side of Saxby Hill Road (SC Secondary Road No. S-15-560), and butting and bounding, now or formerly, and measuring, more or less, as follows: On the North for a distance of Two Hundred Twenty-Seven (227.0') feet by lands now of Elizabeth Burgess designated as TMS No. 236-08-00-036 and formerly being lands of Taylor Burgess and Ella Burgess; On the East for a distance of One Hundred (100.0') feet by lands now of Richard B. Wood designated as TMS No. 236-00-00-005 and formerly being lands of Raleigh R. Williams; On the South for a distance of Two Hundred Twenty-Seven (227.0') feet by lands now of Richard B. Wood designated as TMS No. 236-00-00-005 and formerly being lands of Raleigh R. Williams; and on the West for a distance of One Hundred (100.0') feet by the right-of-way of Saxby Hill Road (SC Secondary Road No. S-15-560). Such property is more fully shown and described and delineated on and by reference being craved to a Plat thereof prepared for Daniel Black by Robert L. Frank, R.L.S. No. 4177, dated November 7, 1973 and recorded on December 21, 1973 with the Colleton County Clerk of Court's Office in Plat Book 15, at Page 51.

BEING the same real estate previously conveyed to Edna Mae Clemons by Deed of J. Elliott Williams, United State Marshal for the District of South Carolina, dated March 19, 1976 and recorded with the Colleton County Clerk of Court's Office in Deed Book 185, at Page 386; and thereafter Edna Mae Clemons died intestate on January 25, 1998 leaving as her surviving heirs at law her two (2) daughters, namely, Ella D. Dent and Deloris Ford, who both inherited a one-half (½) undivided interest each in and to the above-described real property from their late mother, Edna Mae Clemons, as a result of her intestate death on January 25, 1998 all as more fully appears in and by reference to the Estate of Edna Mae Clemmons administered with the Colleton County Probate Court at Estate Case No. 1998-ES-15-047, and as also shown and reflected by the Deed of Distribution from the Estate of Edna Mae Clemons unto Ella D. Dent and Deloris Ford dated and recorded on March 17, 1999 with the Colleton County Clerk of Court's Office in Deed Book 856, at Page 189; and thereafter Deloris Ford a/k/a Deloris Louise Black - Ford died on June 14, 1999 and the Last and Will and Testament of Deloris Louise Black - Ford dated May 24, 1999 was filed on June 24, 1999 with the Colleton County Probate Court in Will Book 30, at Pages 61-64 and at Estate Case File No. 1999-ES-15-0166, and under Item III of the Last and Will and Testament of Deloris Louise Black - Ford she devised all of her rights and titles and interest in and to the above-described real estate being a one-half (½) undivided interest unto her sister, Ella Dent, however, the Estate of Deloris Louise Black-Ford which was opened as Estate Case File No. 1999-ES-15-0166 was never thereafter properly administered with the Colleton County Probate Court as required by the statutory provisions of the S.C. Probate Code.

TMS NO: 236-08-00-001 (0.52 acres+/-)

PROPERTY ADDRESS: 1278 Saxby Hill Road, Walterboro, SC 29488

SUBJECT to any and all easements and right-of-ways and restrictive covenants and all other restrictions of public record in Colleton County, South Carolina; and subject to any and all applicable Federal and State and County and any and all other governmental zoning and land-use statutes and ordinances and regulations and restrictions and requirements.

THIS CONVEYANCE IS MADE WITHOUT ANY WARRANTY AS TO TITLE.

STATE OF SOUTH CAROLINA

RECORDING FEE AFFIDAVIT

COUNTY OF COLLETON

PERSONALLY appeared before me the undersigned deponent, who being duly sworn under oath, deposes and says, as follows:

1. I have read the information on this affidavit and I understand such information.

2. The real estate being transferred and conveyed by this Tax Deed and Title is a 0.52+- acre lot of land with all buildings and improvements thereon situate in Colleton County, South Carolina, and being located at 1278 Saxby Hill Road, Walterboro, S.C. 29488 and being designated as TMS No. 236-08-00-001; and this property is being conveyed by Larry Lightsey, as the Tax Collector for Colleton County, as the Grantor herein, unto KEITH LENARD BLACK, as the Grantee herein and as the high bidder at the delinquent tax sale of such property held and conducted in Colleton County on 12/7/2017.

3. Check one of the following: The deed is

- (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) ☐ exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: **\$9,000.00.**
- (b) ☐ The fee is computed on the fair market value of the realty which is _____.
- (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ _____.

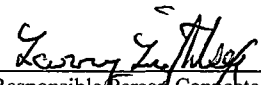
6. The deed recording fee is computed as follows:

- (a) ☒ Place the amount listed in item 4 above here: **\$9,000.00**
- (b) ☐ Place the amount listed in item 5 above here: **\$0.00**
- (If no amount is listed, place zero here.)
- (c) ☒ Subtract Line 6(b) from Line 6(a) and place result here: **\$9,000.00**

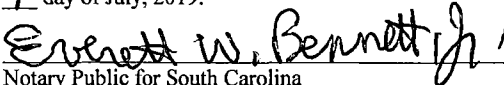
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$33.30.**

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this real estate transaction as: Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction
Larry Lightsey, Tax Collector for Colleton County

SWORN to before me on this the
17 day of July, 2019.


Notary Public for South Carolina
Printed Name of Notary Public: Everett W. Bennett, Jr.
My Commission Expires: June 15, 2020.