

STATE OF SOUTH CAROLINA)	IN THE PROBATE COURT
)	
COUNTY OF COLLETON)	DEED OF DISTRIBUTION
)	(Real Property Only)
IN THE MATTER OF:)	NOT A WARRANTY DEED
JOSEPH OSCAR ACKERMAN)	
(Decedent))	CASE NUMBER: 2015-ES-15-00102

The undersigned states as follows:

Decedent died on SEPTEMBER 7, 2012; and probate of the Estate is being administered in the Probate Court for COLLETON County, South Carolina, in File # 2015-ES-15-00102.

I/We was/were appointed Personal Representative (s) on APRIL 16, 2019.

Decedent owned real property described as follows:

Tax Map Number: 164 09. 00. 284

Street/Property Address: 2972 ROBERTSON BOULEVARD, WALTERBORO, SC 29488

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREUNDER BY REFERENCE FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF SUBJECT REAL ESTATE CONVEYED HEREBY.**



2022001339

DEED OF DISTRIBUTION

RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00

PRESENTED & RECORDED: 03-07-2022 03:16:21 PM

BK: RB 3073

PG: 292 - 294

MARY J ACKERMAN DUBOIS

702 SIDNEYS ROAD
WALTERBORO SC 29488

DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

☐ **XX** Additional sheet(s) for additional property(ies) is attached (check if applicable)

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: NAJEE S. ACKERMAN, (50% of the decedent's undivided interest)

Address: 20 BRANDON COURT
WALTERBORO, SC 29488

Name: _____

Address: _____

Name: NIANI ACKERMAN, (50% of the decedent's undivided interest)

Address: 20 BRANDON COURT
WALTERBORO, SC 29488

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 _____ day of _____, 20 22.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Mary Ann L. Bowles

Print Name: Mary Ann L. Bowles

Witness: Deborah H. Gusler

Print Name: Deborah H. Gusler

Estate of: JOSEPH OSCAR ACKERMAN

Signature of Personal

Representative: Mary J. Ackerman Dubois

Print Name: MARY J. ACKERMAN DUBOIS

If applicable,

Signature of Co-Personal

Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF COLLETON

I, _____, Notary Public, a notary for the State of South Carolina do hereby certify that MARY J. ACKERMAN DUBOIS, as Personal Representative(s) of the Estate of JOSEPH OSCAR ACKERMAN, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution. Witness my hand and seal this the 7th day of March, 20 22.

Deborah H. Gusler (SEAL)

Deborah H. Gusler

(Signature of Notary Public)

(Print name of Notary Public)

Notary Public for State of SOUTH CAROLINA

My Commission Expires: _____

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

EXHIBIT "A"
LEGAL DESCRIPTION FOR THE DEED OF DISTRIBUTION FOR THE
DECEDENT, JOSEPH OSCAR ACKERMAN
COLLETON COUNTY PROBATE COURT, CASE NUMBER 2015-ES-15-00102
(DEED DRAWN, TITLE NOT EXAMINED)

All that certain piece, parcel or tract of land with buildings and improvements thereon, lying and being near the City of Walterboro, County of Colleton and State of South Carolina and containing 1.3 acres, more or less, and located at 2972 ROBERTSON BOULEVARD, WALTERBORO, SOUTH CAROLINA 29488, and butting and bounding, now or formerly, in accordance with and as shown and reflected by Colleton County Tax Map No. 164, as follows: On the North by a right-of-way of a local road more commonly known as Candyman Lane; on the East by the right-of way of Robertson Boulevard (S.C. Secondary Road S-15-64); on the South by lands of Grays Bay LLC and being designated as TMS Number 164-09-00-023.000; and, on the West by lands of Lewis and Myrtle Farmer and being designated as TMS Number 164-09-00-022.000 and by lands of T. Land Holdings II LLC and being designated as TMS Number 164-09-00-021.000.

The above described property is a portion of a tract of Forty-Three and Two-tenths (43.2) acres conveyed to Samuel Chestnut by Ethel M. Padgett by deed dated 7 August 1944, recorded in the Office of the Clerk of Court for Colleton County, South Carolina in Book of Deeds 187 at Page 147.

DERIVATION: Being the same property in which an 1/8 undivided interest was conveyed to the decedent Joseph O. Ackerman by Deed of Distribution from the Estate of Franklin Leory Ackerman, as administered in the Colleton County Probate Court, in Case Number, 1997-ES-15-00107 and recorded in the Register of Deeds Office for Colleton County in Deed Book 948 at Page 175. Also, being the same property conveyed to Franklin L. Ackerman by deed of Elizabeth B. Chestnut and Barbara Jean C. Breckenridge dated May 28, 1976 and recorded in Book 184 Page 49 in the office of Clerk of Court of Common Pleas and General Sessions for Colleton County.

PROPERTY ADDRESS: 2972 ROBERTSON BOULEVARD, WALTERBORO, SC 29488

TMS #: 164-09-00-284.000 (formerly 1640900018.000 & 1640900284.000)