

ORDINANCE NO. 2015 / 25

**AN ORDINANCE TO AUTHORIZE THE COUNTY ADMINISTRATOR TO
EXECUTE A QUIT CLAIM DEED FOR THE MARY FIELDS SCHOOL AND
ASSOCIATED PROPERTY ON DAUFUSKIE ISLAND TO THE FIRST UNION
AFRICAN BAPTIST CHURCH**

WHEREAS, Beaufort County is not the owner of record of real property located on Daufuskie Island, Beaufort County, South Carolina described with more specify as all that certain piece, parcel or tract of land, with improvement thereon, situate, lying and being in a portion of Lot 21 Maryfield Plantation and being shown more particularly shown designated as “2.00 Acres including Road R/W” and “1.43 Residual Acres” on a plat prepared by Southeastern Surveying, Inc. dated October 24, 1998, and not recorded in the Office of the Register of Deeds for Beaufort County; and

WHEREAS, Beaufort County wishes to transfer any interests it has in the property to the First Union African Baptist Church subject to any applicable restrictions, reservations, zoning ordinances or easements that may appear of record in the Office of the Register of Deeds for Beaufort County, South Carolina; and

WHEREAS, Beaufort County Council has determined that it is in the best interests of the citizens of Beaufort County to authorize the County Administrator to execute a quit claim deed as to the above-described property; and

WHEREAS, S.C. Code Ann. § 4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by the adoption of an Ordinance by Beaufort County Council.

NOW, THEREFORE, Be it Ordained by Beaufort County Council, that the County Administrator is authorized to execute a quit claim deed for the Mary Fields School and associated property on Daufuskie Island to the First Union African Baptist Church upon such terms and conditions as he believes reasonably prudent and in the best interest of the citizens of Beaufort County.

**ADOPTED BY BEAUFORT COUNTY COUNCIL, BEAUFORT, SOUTH CAROLINA,
ON THIS 28th DAY OF SEPTEMBER, 2015.**

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading: August 24, 2015
Second Reading: September 14, 2015
Public Hearing: September 28, 2015
Third and Final Reading: September 28, 2015

TMP: R800 024 000 0124 0000

STATE OF SOUTH CAROLINA)	
)	QUIT-CLAIM DEED
COUNTY OF BEAUFORT)	

KNOW ALL MEN BY THESE PRESENTS, That I, the said **BEAUFORT COUNTY**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and no other valuable consideration, in hand paid at and before the sealing and delivery of these presents by **FIRST UNION AFRICAN BAPTIST CHURCH** whose address is P. O. Box 7, Daufuskie Island, South Carolina 29915-0007, (the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release, and forever quit-claim, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below, unto the said **FIRST UNION AFRICAN BAPTIST CHURCH**, its successors and assigns forever, the following described property, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

THIS CONVEYANCE is made subject to any applicable restrictions, reservations, zoning ordinances or easements that may appear of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said **FIRST UNION AFRICAN BAPTIST CHURCH**, its successors and assigns, forever, so that neither **BEAUFORT COUNTY**, nor its successors and/or assigns, nor any other person, claiming under it, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Witness my hand and seal this _____ day of _____, 2015.

Signed, Sealed and Delivered
in the presence of:

BEAUFORT COUNTY

Witness

By: Gary Kubic
Its: County Administrator

Notary as Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, _____, Notary Public for South Carolina do hereby certify that Gary Kubic, County Administrator for Beaufort County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the _____ day of _____, 2015.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in a portion of Lot 31 Maryfield Plantation, located on Daufuskie Island, Beaufort County, South Carolina, and being more particularly shown designated as "2.00 Acres including Road R/W" and "1.43 Residual Acres" on a plat prepared by Southeastern Surveying, Inc., dated October 24, 1998, and not recorded in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more detailed description as to the courses, metes and bounds, reference is made to the aforesaid plat.

The within Quit-Claim Deed was prepared without benefit of title examination.