

**RECEIVED**

**Feb 27 2025**

**SC Court of Appeals**

**STATE OF SOUTH CAROLINA  
IN THE SOUTH CAROLINA COURT OF APPEALS**

ON APPEAL FROM THE COURTS OF COMMON PLEAS,  
COUNTY OF BEAUFORT, SOUTH CAROLINA,  
Curtis Coltrane, Special Referee for Beaufort County

---

APPELLATE CASE NO. 2024-001725

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RACQUEL BOLDEN-LOTT,  
OF THE HEIRS AT LAW OF FRED BOLDEN,

Appellant,

v.

DEBBIE D. FRAZIER,

Respondent.

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**APPENDIX TO INITIAL BRIEF OF APPELLANT**

---

/s/ Racquel Bolden-Lott  
Racquel Bolden-Lott, Pro Se, Appellant  
1925 North Laura Street  
Jacksonville, Florida 32206

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### Appendix #

1. *Complaint*, In the Court of Common Pleas, State of South Carolina, County of Beaufort, Civil Action # 2022-CP-07-01741, filed September 14, 2020;
2. *Rule 12(b)(6) Motion to Dismiss*, filed August 30, 2024;
3. *Rule 56(b) Motion for Summary Judgment*, filed August 30, 2024;
4. *Affidavit of Racquel Bolden-Lott*, filed August 30, 2024;
5. *Affidavit of Joe Louis Green*, filed August 30, 2024;
6. *Transcript (Exerts)*, Final Hearing before Curtis L. Coltrane, Special Referee, held on September 9, 2024;
7. *Judgment and Final Order*, filed September 13, 2024;
8. *Notice of Appeal*, filed October 11, 2024;
9. *Amended Notice of Appeal*, filed October 24, 2024;
10. *Receipts for Payment of Property Taxes - Appellant's Exhibit 1*;
11. *Fred Bolden's Survey of 7.05 acres including 1.78 acres - Appellant's Exhibit 2*.

Respectfully Submitted,

/s/ Racquel Bolden-Lott  
Racquel Bolden-Lott, Pro Se  
1925 North Laura Street  
Jacksonville, Florida 32206  
(904) 904-343-2630

Dated: February 27, 2025

**CERTIFICATE OF SERVICE**

I hereby certify that the following person has been provided with the above document by Email and U.S. Mail to:

Alysoun M. Eversole, Attorney  
([aeversole@eversolelaw.com](mailto:aeversole@eversolelaw.com))  
1509 King Street  
Beaufort, South Carolina 29902

/s/ Racquel Bolden-Lott  
Racquel Bolden-Lott, Pro Se

## Appendix 1

## Appendix 2

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STATE OF SOUTH CAROLINA )

IN THE COURT OF COMMON PLEAS

COUNTY OF BEAUFORT )

CIVIL ACTION NO. 2022-CP-07-\_\_\_\_\_

DEBBIE D. FRAZIER, )

Plaintiff, )

vs )

**COMPLAINT**

The Heirs at Law of Fred Bolden, DENOLIS T. POLITE, ADAN CASTILLO NAVA, IVONE TREJO GUEVARA, ETHEL P. BROWN, BEAUFORT COUNTY ASSESSOR, A Political Subdivision of Beaufort County Council, and all others unknown having or claiming to have any right, title, estate or interest in or lien upon the real property described in the Complaint herein, being designated collectively as JOHN DOE and SARAH ROE; including all persons who may be deceased, minors, in the Armed Forces of the United States, Non Compos Mentis, and who may be under any other disability, who might have or claim to have any right, title, estate, interest in or lien upon the real property described in the Complaint herein,

Defendants. )

**COMES NOW**, the Plaintiff, Debbie D. Frazier, by and through her undersigned counsel, seeking declaratory, and would respectfully show unto this Honorable Court,

1. That the real property that is the subject of this litigation is situate in Beaufort County, South Carolina and this court, therefore, has jurisdiction to hear all matters set forth herein, and venue is proper.

2. The real property that is the subject of this action (hereinafter referred to as the "Property") is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared by Zyad A. Khalil, RLS, dated August 7, 2022.

Por. R610 031 000 023B 0000

3. The Property is a portion of a larger, twenty-five (25) acres, more or less, tract of land that was the subject of quiet title action in *Nelson Hamilton vs. William Simmons, et al.*, Civil Action Number 79-21 (JR37222) filed at the Clerk of Court for Beaufort County, South Carolina. The Findings of the Special Referee and the Order (hereinafter the "Order") of which are attached hereto and made a part hereof by reference as **Exhibit 1**.

4. The Complaint in Civil Action Number 79-21 (JR37222) was filed July 21, 1978; the Report of the Special Referee is undated but recites that the hearing was held on July 3, 1980; and the Order is dated November 1, 1981.

5. The aforesaid Order partitioned the aforesaid 25 acres, more or less, into three (3) parcels of land according to a plat prepared by Rod C. Spann, RLS, dated November 28, 1978, and recorded in Plat Book 29 at Page 25 on November 10, 1980, a copy of which is attached as **Exhibit 2** (hereinafter "Exhibit 2").

6. On February 27, 1981, between the date of the hearing on July 3, 1980, and the entry of the Order on November 1, 1981, the parties had the surveyor, Rod C. Spann, revise the plat recorded in Plat Book 29 at Page 25 to reconfigure the boundary lines between two of the three parcels being quieted. The revised plat also reorganized the lot letters of all three parcels. The revised plat is dated February 27, 1981 and is attached hereto as **Exhibit 3** (hereinafter "Exhibit 3").

7. Exhibit 3 cannot be found in the public records, but by all information and belief it was intended by the parties to be the plat referenced in the Order, and to be the plat referenced in

subsequent partition deeds, as the parties took physical possession of their respective parcels according to Exhibit 3, not Exhibit 2.

8. According to the Order, Lizzie Frasier received Parcel A on Exhibit 2, which has the same metes and bounds courses and distances as shown as Parcel C on Exhibit 3 and, therefore this parcel's boundaries are not in dispute and the current owner is not a named defendant to this action.

9. According to the Order, Marie Bolden received Parcel C shown on Exhibit 2, but took possession of Parcel A as shown on Exhibit 3.

10. According to the Order, Nelson Hamilton received Parcel B on Exhibit 2, but took possession of Parcel B as shown on Exhibit 3.

11. Attached hereto as **Exhibit 4** is a copy of the Beaufort County Tax Maps for the configuration of the original twenty-five (25) acres in 1954, parent parcel TMP#R610-31-000-0023

12. Attached hereto as **Exhibit 5** is a copy of the Beaufort County Tax Maps in 1995 showing partition of the twenty-five (25) acres into three equal parcels according to the Order.

13. Attached hereto as **Exhibit 6** is a copy of the current Beaufort County Tax Maps for the configuration of the original twenty-five (25) acres.

14. Marie Bolden died intestate on September 27, 1990, survived by her son, Fred Bolden.

15. By all information and belief, Lizzie Frasier, Nelson Hamilton and Fred Bolden, the only heir at law of Marie Bolden, later attempted to correct the error of the wrong plat reference in the Order by executing the following deeds:

- a. The deed from Elizabeth Frasier (a/k/a Lizzie Frazier) to Sadie Patrick dated July

5, 1981, conveys "7.04 acres, more or less, according to the revised February 27, 1981 plat, (Exhibit 3), a copy of which is attached as **Exhibit 7**. [Note: this deed does not state a parcel letter; the plat and deed references are incorrect, and it predates the entry of the Order on November 1, 1981.]

- b. The quit claim deed from Nelson Hamilton to "Fred Bolden, only heir of Marie Bolden" dated October 15, 1993, for Parcel A shown on the revised February 27, 1981 plat, (Exhibit 3); this quit claim deed, **Exhibit 8**, contains the statement "This deed is to correct Judgement Roll 37222 which erroneously refers to a first version of a plat which was later revised and now recorded in Plat Book \_\_\_\_ at Page \_\_\_\_." [Note: The metes and bounds, courses and distances recited in the deed are consistent with Exhibit 3]
- c. The deed from "Fred Bolden, only heir of Marie Bolden" to Nelson Hamilton dated October 15, 1993, for Parcel B shown on the revised February 27, 1981 plat, (Exhibit 3); this deed, **Exhibit 9**, contains the statement "This deed is to correct Judgement Roll 37222 which erroneously refers to a first version of a plat which was later revised and now recorded in Plat Book 12 at Page 174." [Note: No plat for this property was found in Plat Book 12 at Page 174, but the metes and bounds, courses and distances recited in the deed are consistent with Exhibit 3.]

16. Subsequent to the forgoing corrective quit claim deeds, Nelson Hamilton then sold Parcel B according to the revised February 27, 1981 plat (Exhibit 3) to Jack Brown and Clarethia F. Brown by deed dated October 15, 1993, **Exhibit 10**.

17. Subsequent to the foregoing corrective deeds, Marie Bolden's estate was probated in Beaufort County Probate Court file number 94ES0700542. A deed of distribution was executed

by Fred Bolden as Personal Representative of the Estate of Marie Bolden on October 2, 1996 purporting to distribute Parcel C as shown on the 1978 recorded plat, (Exhibit 2) to Fred Bolden individually. A copy of the Deed of Distribution is attached as **Exhibit 11**. Because of the exchange of the aforesaid quite claim deeds between Fred Bolden and Nelson Hamilton in 1993, the legal description in the Deed of Distribution is ineffective and creates a cloud upon the title to the Plaintiff's property.

18. Jack Brown, also known as Jack Brown, Jr., died on May 27, 1999, and his one-half (1/2) undivided interest in Parcel B, according to the revised February 27, 1981 plat, (Exhibit 3), was distributed to his wife, Clarethā F. Brown, and Debbie D. Frazier, the Plaintiff herein, by Deed of Distribution dated November 20, 2000, **Exhibit 12**. [Note: The legal description contains a scrivener's error by repeating the date of the original plat as the revision date.]

19. Jack Brown and Clarethā Brown, husband and wife, and their daughter Debbie Frazier have exercised their rights and incidents of ownership of Parcel B, according to the revised February 27, 1981 plat (Exhibit 3), by:

- a. Occupying said Parcel B since 1981; and
- b. Conveying out portions of Parcel B.

20. Defendant Beaufort County Assessor is named in this action because despite repeated attempts by Plaintiff to communicate with the Defendant Beaufort County Assessor that she is not receiving tax bills for her Property, Defendant refuses to correct its tax records and GIS system without a court order.

21. Despite the metes and bounds, courses and distances being delineated on the face of each of the corrective deeds described in Paragraph 14, and despite of out conveyances by the Plaintiff and her parents, Defendant Beaufort County Assessor sends tax notices to Fred Bolden

for property that belongs to the Plaintiff.

22. Plaintiff seeks an order of this Court requiring Beaufort County to change its tax maps to be consistent with the corrective deeds thereby correctly delineating the boundary line between the property of Fred Bolden, his heirs and assigns, and the Property of the Plaintiff.

AS A SECOND CAUSE OF ACTION  
Adverse Possession

23. The Plaintiff reiterates the allegations contained in Paragraphs 1 through 23.

24. The Plaintiff, and by tacking on the occupancy of her parents, has been in open, notorious, hostile, exclusive and continuous occupancy of the Property against Fred Bolden, his heirs and assigns, for over thirty (30) years.

25. Plaintiff seeks an order of this court declaring that she is the fee simple owner of the Property by adverse possession.

AS A THIRD CAUSE OF ACTION  
Determination of Boundary Lines

26. The Plaintiff reiterates the allegations contained in Paragraphs 1 through 25.

27. The following defendants are named in this cause of action as adjoining landowners and if they have any dispute with the boundary lines as shown that certain plat prepared by Zyad A. Khalil, RLS, dated August 7, 2022, attached hereto as **Exhibit 13**, they must make their claims known or be forever barred from disputing the said boundary line:

- a. Adan Castillo Nava and Ivone Trejo Guevara as owners of R610 031 000 0192,
- b. Denolis T. Polite as owner of R610 031 000 0195 and 0718.
- c. Ethel P. Brown as owner of R610 031 000 022A.

28. Plaintiff seeks an order of this court confirming the boundary lines of Plaintiff's Property as shown on that certain plat prepared by Zyad A. Khalil, RLS, dated August 7, 2022, a

copy of which is attached hereto as **Exhibit 13**.

WHEREFORE, Plaintiff Debbie D. Frazier respectfully ask this court to inquire into the matters set forth herein, and enter its Order:

1. Declaring that she is the fee simple owner of the Property legal description of the Plaintiff's property is as follows:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared for Debbie Frazier by Zyad A. Khalil, RLS, dated August 7, 2022.  
Per. R610 031 000 023B 0000

2. For such other and further relief that this Court deems just and proper.

**EVERSOLE LAW FIRM, P.C.**

By: s/Alysoun M. Eversole

Alysoun M. Eversole, SC Bar No. 60811

1509 King Street

Beaufort, South Carolina 29902

Phone: (843)379-3333

Fax: (843)379-5558

aeversole@eversolelaw.com

**ATTORNEY FOR THE PLAINTIFF**

Beaufort, South Carolina  
14<sup>th</sup> day of September, 2022

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

IN THE COURTS OF COMMON PLEAS  
CIVIL ACTION NO. 2022-CP-07-01741

DEBBIE D. FRAZIER,  
Plaintiff,

Vs

The Heirs at Law of Fred Bolden, Denali's T. Polite,  
Adan Castillo Nava, Ivone Trejo Guevara, Ethel P. Brown,  
Beaufort County Assessor, A Political Subdivision of Beaufort County  
Council, and all others unknown having or claiming to have a right to have any right, title, estate  
or interest in or lien upon the real property described in the Complaint herein  
Defendants.

2024 AUG 30 PM 3:28  
JERRI ANN ROSENHEIM  
BEAUFORT COUNTY, S.C.  
CLERK OF COURTS

### **RULE 12(b)(6) MOTION TO DISMISS**

Defendant Racquel Bolden-Lott, pro se, pursuant to Rule 12(b)(6), South Carolina Rules of Civil Procedure, respectfully moves the Court for entry of an Order dismissing with prejudice Plaintiff Debbie D. Frazier's *Complaint* for failure to state facts sufficient to constitute a cause of action for adverse possession by tacking on possession of ancestors, and states:

1. In the *Complaint* filed on September 14, 2022, Plaintiff Debbie D. Frazier sued to quiet title to 1.78 acres of Defendant Racquel Bolden-Lott's 7.05 acres located in the Town of Bluffton, Beaufort County, South Carolina. *Complaint*, ¶¶ 2, 9 and 14.
2. Plaintiff Debbie Frazier sought to quiet title to the 1.78 acres under the theory of adverse possession by tacking on possession of her ancestors, her father Jack Brown, Jr. and her mother Clareth Brown. *Complaint*, ¶¶ 23, 24 and 25.
3. The *Complaint* does allege that Fred Bolden, and his heirs, owned the 7.05 acres of real property that included the 1.78 acres. *Complaint*, ¶¶ 14, 15 and 17.

4. The *Complaint* does not allege “at any material time to the facts” Debbie Frazier’s residency at, occupancy at or possession of the 1.78 acres. (Emphasis applied) *Complaint*, ¶ 2.

5. The *Complaint* does allege Jack Brown, Jr. and Claretha Brown’s residency at, occupancy at or possession of the 1.78 acres as beginning on “October 15, 1993.” *Complaint*, ¶ 16.

6. The *Complaint* does allege Debbie Frazier’s adverse possession of the 1.78 acres by tacking on the residency, occupancy and possession of Jack Brown, Jr. and Claretha Brown, the “parents” of Debbie Frazier. *Complaint*, ¶18.

7. Jack Brown, Jr.’s residency, occupancy and possession of the 1.78 acres ended on March 27, 1999, the date of his death. *Complaint*, ¶ 18.

8. Thereafter, the *Complaint* does not allege Debbie Frazier’s continual residing at, occupying and possessing the 1.78 acres after the death of Jack Brown, Jr. (Emphasis applied)

9. Furthermore, by attaching and incorporating Exhibit 12 to the *Complaint*, the *Deed of Distribution* dated November 20, 2000, there is a break – from March 27, 1999 to September 14, 2022 – in the continuity of possession of the 1.78 acres. (Copy attached as Exhibit “A”) The *Deed of Distribution* shows that after the death of Jack Brown, Jr., Debbie Frazier did not continually reside at, occupy nor possess the 1.78 acres because she resided at 5001 LaRoche Avenue, Savannah, Georgia 31404. Consequently, there can be no adverse possession by tacking on the possession of Jack Brown, Jr. because there is a break in the continuity of possession by Debbie Frazier when she continued to reside in Savannah, Georgia after the death of her father. See S.C. Code § 15-3-340; *Getsinger v. Midlands Orthopaedic*, 327 S.C. 424 (S.C. Ct. App. 1997) and *Butler v. Lindsey*, 293 S.C. 466 (1987).

10. While The *Complaint* does allege tacking on the residency, occupancy and possession by ancestor Claretha Brown, the *Complaint* does not allege Claretha Brown's death. (Emphasis applied)

11. A search for the obituary of ancestor Claretha Brown revealed that she died on November 25, 2020, in Savannah, Georgia, while residing at Debbie Frazier's residence in Savannah, Georgia. Because these facts are not subject to reasonable dispute in that the facts are capable of accurate and ready determination by resort to sources whose accuracy cannot reasonably be questioned, South Carolina's Evidence Rule 201 permits this Court of Common Pleas to take judicial notice of the facts that "Claretha Brown died on November 25, 2020, in Savannah, Georgia, while residing at Debbie Frazier's residence in Savannah, Georgia." See S.C. R. Evid. 201 and *In the Matter of Harry*, 280 S.C. 308 (S.C. 1984).

12. The *Complaint* does not allege that after November 25, 2020, Debbie Frazier continually resided at, occupied and possessed the 1.78 acres after the death of Claretha Brown. (Emphasis applied)

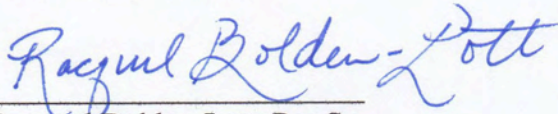
13. Because the *Complaint* does not allege that after November 25, 2020, Debbie Frazier continually resided at, occupied and possessed the 1.78 acres after the death of Claretha Brown, there can be no adverse possession by tacking on the possession of Claretha Brown because there is a break in the continuity of possession by Debbie Frazier when she continued to reside in Savannah, Georgia after the death of her mother. See S.C. Code § 15-3-340; *Getsinger v. Midlands Orthopaedic*, 327 S.C. 424 (S.C. Ct. App. 1997) and *Butler v. Lindsey*, 293 S.C. 466 (1987).

14. In summary, because there are no factual allegations of no break in the continuity of possession of the 1.78 acres by Debbie D. Frazier after the deaths of her father Jack Brown, Jr.

and her mother Clareth Brown, the *Complaint* fails to state facts sufficient to constitute a cause of action for adverse possession by tacking on the possessions of ancestors. *Terwilliger v. White*, 222 S.C. 176 (S.C. 1952) and *Epperson v. Stansill*, 64 S.C. 485 (S.C. 1902).

15. WHEREFORE, Defendant Racquel Bolden-Lott, Pro Se, respectfully requests that the Court enter an Order dismissing with prejudice Plaintiff Debbie D. Frazier's *Complaint* for failure to state facts sufficient to constitute a cause of action for adverse possession by tacking on the possession of ancestors.

Respectfully Submitted,



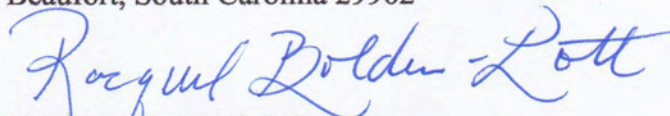
Racquel Bolden-Lott, Pro Se  
1925 North Laura Street  
Jacksonville, Florida 32206  
(904) 904-343-2630

Dated: 8/30/2024

**CERTIFICATE OF SERVICE**

I hereby certify that the following person has been provided with the above document by Email and U.S. Mail to:

Alysoun M. Eversole, Attorney ([aeversole@eversolelaw.com](mailto:aeversole@eversolelaw.com))  
1509 King Street  
Beaufort, South Carolina 29902



Racquel Bolden-Lott, Pro Se

2024 AUG 30 PM 3:28  
JERRI ANN ROSENEAU  
BEAUFORT COUNTY, S.C.  
CLERK OF COURT

Exhibit "A"

D.T. Johnson  
10/19/01

**IN RE: ESTATE OF JACK BROWN, JR.**  
**FILE #: 99-ES-07-00552**

RECORDED  
2001 Apr -06 02:53 PM  
*Sharon Q. Burns*  
BEAUFORT COUNTY AUDITOR

NOV 22 2000

**DEED OF DISTRIBUTION**

WHEREAS, the decedent died on 5-27-99; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Beaufort County, South Carolina in File# 99-ES-07-00552; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to

Name: <u>Claretha F. Brown</u>	AND	<u>Debbie D. Frazier</u>
Address: <u>P.O. Box 1118</u>		<u>5001 LaRoache Avenue</u>
<u>Bluffton, S.C. 29910</u>		<u>Savannah, Georgia 31404</u>

**AN UNDIVIDED 50% INTEREST IN AND TO** the following described property:

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina, Bluffton Township, containing 1.28 acres, more or less, and being bound and described as follows: On the North for a distance of 369.32' feet by lands of Willie Davidson; on the East for a distance of 206.0' feet by S.C. Highway 7-474 leading from U.S. Highway 278 to S.C. Highway 7-29; on the South for a distance of 371.90' feet lands now or formerly of Acie Baker, Jr.; and on the West for a distance of 99.0' feet by lands now or formerly of Carswell. For a more particular description, reference is made to that certain plat prepared by Carl E. Elkholtm, R.L.S., dated September 28, 1977.

This parcel is believed to be shown as Tax Map # R600-039-000-0197-0000 in the Beaufort County Tax Assessor's Office..

**ALSO:**

**AN UNDIVIDED 50% INTEREST IN AND TO** the following described property:

All that certain piece, parcel or tract of land, containing 7.04 acres, more or less, situate lying and being in Bluffton Township, Beaufort County, South Carolina, and being more particularly shown and designated as "Parcel B" on that certain plat prepared for Nelson Hamilton by Rod C. Spann, R.L.S., dated November 28, 1978, and revised December 21, 1978. Said property being described as follows: Beginning at a point along the right-of-way of S.C. Highway 7-474 and running N87d33'28"W for a distance of 1,483.20' feet, more or less, along an easement for access to Parcel "C", to a point; turning and running N02d26'22"W for a distance of 305.59' feet, more or less, along lands now or formerly of Sadie Patrick, to a point; turning and running S87d33'38"E for a distance of 1,029.51' feet, more or less, along lands now or formerly of Marie Bolden, to a point; turning and running S11d50'07"W for a distance of 309.74' feet, more or less, along the right-of-way of S.C. Highway 7-474, to a point;

This property is believed to be shown as Tax Map #R600-031-000-023B-0000 in the Beaufort County Tax Assessor's Office.

This deed was prepared by the Law Office of Darrell Thomas Johnson, Jr., P.O. Box 1125, Hardeeville, S.C. 29927.

COUNTY Beaufort County  
BK 01386 Pg 0942  
FILE NO# 2001009577  
RECORDING FEES 10.00  
RECORDED BY T. THOMAS  
RECORDED 02/22/2001  
10:53:27 AM

The undersigned has determined, from examination of the within Deed of Distribution, that the grantee(s) named therein conform(s) to the terms of the decedent's will or, in cases of intestacy, to the heirs at law shown on Form 900PC.  
Executed this 3<sup>rd</sup> day of January, 2001

*Francis M. Simon*  
BEAUFORT COUNTY PROBATE JUDGE

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Clareth F. Brown and Debbie D. Frazier, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 30<sup>th</sup> day of November, 2000

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Estate of: Jack Brown, Jr.  
by Signature: Claretha F. Brown ←  
CLARETHA F. BROWN

→ Witness: Richard Bolden

Witness: June J Hayward  
Notary

STATE OF SOUTH CAROLINA ) PROBATE  
COUNTY OF )

PERSONALLY appeared before me  
RICHARD BOLDEN ←

MARIAH B. FIELDS and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with JUNE THAYWARD witnessed the execution thereof.

SWORN to before me this 20<sup>th</sup> day of  
November, 2000

June J Hayward ←  
Notary Public for South Carolina  
My Commission Expires: ~~MY COMMISSION EXPIRES JUNE 21, 2000~~

Witness Signature:  
→ Mariah B. Fields  
Richard Bolden

CHANGE DMP Record 4/5/2001 06:16:26 PM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SubMap	Parcel	Block	Week
R600	039	000	0197	0000	00

CHANGE DMP Record 4/5/2001 06:17:54 PM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SubMap	Parcel	Block	Week
R600	031	000	023A	0000	00

I HEREBY CERTIFY THIS IS A TRUE COPY OF THE RECORD ON FILE IN THE BEAUFORT COUNTY HEALTH DEPARTMENT

BEAUFORT COUNTY PROBATE COURT

99 JUL -1 PM 1:29

JUN 07 1999

M. Blum  
COUNTY REGISTRAR

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE OTHER SIDE AND HANDBOOK

STATE OF SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL CERTIFICATE OF DEATH

STATE BIRTH NUMBER

STATE FILE NUMBER

DECEDENT'S NAME First Middle Last SEX DATE OF DEATH (Month, Day, Year)  
1. Jack Brown Jr 2 M 3 05-27-99

SOCIAL SECURITY NUMBER AGE - Last Birthday (Years) UNDER 1 YEAR MONTHS DAYS HOURS MINUTES DATE OF BIRTH (Mo., Day, Year) BIRTHPLACE (City, and State or Foreign Country)  
4. 230-52-5041 5a. 60 5b. 5c. 6. 06-01-38 7. Bluffton, SC

8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No) 9a. PLACE OF DEATH (Check only one; see instructions on other side)  
8. No HOSPITAL:  Inpatient  Outpatient  DCA  Other:  Nursing home  Assisted  Home (Specify)

9b. FACILITY (Include full name and address, giving street, city, and state) 9c. CITY, TOWN OR LOCATION OF DEATH 9d. COUNTY OF DEATH  
9b. Hilton Head Hospital 9c. Hilton Head Island 9d. Beaufort

10. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) 11. SURVIVING SPOUSE (If wife, give maiden name, most of working life. Do not use retired.) 12a. KIND OF BUSINESS/INDUSTRY  
10. married 11. Clarethra Frazier Masonry 12a. Brick Masonry

13a. RESIDENCE - STATE COUNTY CITY, TOWN, OR LOCATION STREET AND NUMBER INSIDE CITY LIMITS? (Yes or No)  
13a. S.C. 13b. Beaufort 13c. Bluffton 13d. Rt 1 Box 103 122 Simmonsville Rd 13e. No

14. ZIP CODE 15. Was Decedent of Hispanic Origin? (Specify Yes or No - If yes, specify Cuban, Mexican, Puerto Rican, etc.) 16. RACE - American Indian, Black, White, etc. (Specify) 17. DECEDENT'S EDUCATION (Specify only highest grade completed) College (1-4 or 5+)  
14. 29910 15. 14.  Yes  No (Specify) 16. Black 17. 9th

18. FATHER'S NAME First Middle Last MOTHER'S NAME First Middle Maiden Surname  
18. Jack Brown Sr 19. Hattie Jenkins

20. INFORMANT'S NAME (Type/Print) MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)  
20. Clarethra F. Brown 21. Rt 1 Box 103 122 Simmonsville Rd Bluffton SC 29910

22. METHOD OF DISPOSITION PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) LOCATION - (City or Town, State)  
22.  Burial  Cremation  Removal from State  Donation  Other (Specify) 22a. Jackville Cemetery 22b. Bluffton, SC

23. FUNERAL DIRECTOR OR PERSON ACTING AS SUCH (Signature) FUNERAL DIR LICENSE NO NAME AND ADDRESS OF FACILITY LICENSE NUMBER (of facility)  
23. [Signature] 23a. 606 23b. Stiney's Funeral Home P.O. Box 543 Hardeeville, South Carolina 29927 23c. 178

24. EMBALMER (Signature) EMBALMER LICENSE NO 25. DATE SIGNED (Month, Day, Year)  
24. [Signature] 24a. 1357 25. [Signature and Title]

26. Complete items 23a-c only when certifying physician is not available at time of death to certify cause of death. 26a. To the best of my knowledge, death occurred at the time, date, and place stated. 26b. LICENSE NUMBER 26c. DATE SIGNED (Month, Day, Year)  
26. 26a. 26b. 26c.

27. TIME OF DEATH DATE PRONOUNCED DEAD (Month, Day, Year) WAS CASE REFERRED TO MEDICAL EXAMINER/CORONER? (Yes or No)  
27. 0532 28. M 29. DATE PRONOUNCED DEAD (Month, Day, Year) 30. WAS CASE REFERRED TO MEDICAL EXAMINER/CORONER? (Yes or No)

31. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Approximate Interval Between Onset and Death  
31. a. Cardiac Pulmonary arrest DUE TO (OR AS A CONSEQUENCE OF) b. Apparent Congestive Heart Failure DUE TO (OR AS A CONSEQUENCE OF)

32. IMMEDIATE CAUSE (Final disease or condition resulting in death) 33. SEQUENTIALLY LIST CONDITIONS, IF ANY, LEADING TO IMMEDIATE CAUSE. ENTER UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST  
32. 33.

34. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. AUTOPSY (Yes or No) IF YES, WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING CAUSE OF DEATH? (Yes or No)  
34. aortic + mitral valve replacement 35. AUTOPSY (Yes or No) 36. IF YES, WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING CAUSE OF DEATH? (Yes or No)

37. MANNER OF DEATH DATE OF INJURY (Month, Day, Year) TIME OF INJURY INJURY AT WORK? (Yes or No) DESCRIBE HOW INJURY OCCURRED  
37.  Natural  Pending Investigation  Accident  Suicide  Homicide  Could not be Determined 38a. 38b. M 38c. 38d. 38e.

39. PLACE OF INJURY - (Home, Farm, Street, Factory, Office, etc.) (Specify) LOCATION (Street and Number or Rural Route Number, City or Town, State)  
39a. 39b. 39c.

40. CERTIFIER (Check only one)  CERTIFYING PHYSICIAN (Physician certifying cause of death)  MEDICAL EXAMINER  CORONER  PRONOUNCING AND CERTIFYING PHYSICIAN (Physician both pronouncing death and certifying to cause of death) NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER  
40. 41. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER

42. SIGNATURE AND TITLE OF CERTIFIER (To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) stated.) LICENSE NUMBER DATE SIGNED (Month, Day, Year)  
42. [Signature] 43. 9914 SC 44. DATE SIGNED (Month, Day, Year)

45. NAME AND ADDRESS OF PERSON WHO SIGNED IN 33a. (Type/Print) 46. REGISTRATION SIGNATURE DATE FILED (Month, Day, Year)  
45. ROBERT ROTTER, MD 46. [Signature] 47. DATE FILED (Month, Day, Year)

48. REGISTRATION SIGNATURE DATE FILED (Month, Day, Year)  
48. [Signature] 49. DATE FILED (Month, Day, Year)

Name of Decedent, For Use By Physician, Or Institution Pronouncing Physician Only See Definition On Other Side

Name of Decedent, For Use By Physician, Or Institution Pronouncing Physician Only See Definition On Other Side

Name of Decedent, For Use By Physician, Or Institution Pronouncing Physician Only See Definition On Other Side

Name of Decedent, For Use By Physician, Or Institution Pronouncing Physician Only See Definition On Other Side

DHFC 670

STATE OF SOUTH CAROLINA )  
COUNTY OF Beaufort )

IN THE COURT OF COMMON PLEAS )  
JUDICIAL CIRCUIT )  
CASE NO.: 2022-CP-07-01741

Debbie D. Frazier )  
Plaintiff, )  
vs. )  
The Heirs at Law of Fred )  
Balden )  
Defendant. )

MOTION AND ORDER INFORMATION  
FORM AND COVERSHEET

2024 AUG 30 PM 3:50  
BEAUFORT COUNTY S.C.  
CLERK OF COURT  
JAN ROSENEA

Raquel Bolden Pott Pose'

Plaintiff's Attorney: _____, Bar No. _____ Address: _____ Phone: _____ Fax _____ E-mail: _____ Other: _____	Defendant's Attorney: <u>1925 N. Lamont</u> , Bar No. _____ Address: <u>Jacksonville, FL 32206</u> Phone: <u>(904) 343-2630</u> Fax _____ E-mail: <u>rockyblotte</u> - Other: <u>comcast.net</u>
---	--

- MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
- FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
- PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)

SECTION I: Hearing Information  
Nature of Motion: Rule 12(b)(6) Motion to Dismiss  
Estimated Time Needed: 30 mins Court Reporter Needed:  YES /  NO

SECTION II: Motion/Order Type  
 Written motion attached  
 Form Motion/Order  
I hereby move for relief or action by the court as set forth in the attached proposed order.  
Raquel Bolden Pott 8/30/2024  
Signature of Attorney for  Plaintiff /  Defendant Date submitted

SECTION III: Motion Fee  
 PAID - AMOUNT: \$ 25.00  
 EXEMPT: (check reason)  
 Rule to Show Cause in Child or Spousal Support  
 Domestic Abuse or Abuse and Neglect  
 Indigent Status  State Agency v. Indigent Party  
 Sexually Violent Predator Act  Post-Conviction Relief  
 Motion for Stay in Bankruptcy  
 Motion for Publication  Motion for Execution (Rule 69, SCRCP)  
 Proposed order submitted at request of the court; or,  
reduced to writing from motion made in open court per judge's instructions  
Name of Court Reporter: \_\_\_\_\_  
 Other: \_\_\_\_\_

JUDGE'S SECTION  
 Motion Fee to be paid upon filing of the attached order.  
 Other: \_\_\_\_\_  
JUDGE CODE \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

CLERK'S VERIFICATION  
Collected by: \_\_\_\_\_ Date Filed: \_\_\_\_\_, 20\_\_  
 MOTION FEE COLLECTED: \$ \_\_\_\_\_  
 CONTESTED - AMOUNT DUE: \$ \_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

IN THE COURTS OF COMMON PLEAS  
CIVIL ACTION NO. 2022-CP-07-01741

DEBBIE D. FRAZIER,  
Plaintiff,

Vs

The Heirs at Law of Fred Bolden, Denali's T. Polite,  
Adan Castillo Nava, Ivone Trejo Guevara, Ethel P. Brown,  
Beaufort County Assessor, A Political Subdivision of Beaufort County  
Council, and all others unknown having or claiming to have a right to have any right, title, estate  
or interest in or lien upon the real property described in the Complaint herein  
Defendants.

2024 AUG 30 PM 3: 7  
JERRI ANN ROSENEAU  
BEAUFORT COUNTY, S.C.  
CLERK OF COURT

### **RULE 56(b) MOTION FOR SUMMARY JUDGMENT**

Defendant Racquel Bolden-Lott, pro se, pursuant to Rule 56(b), South Carolina Rules of Civil Procedure, respectfully moves the Court for entry of an Order granting summary judgment against the Plaintiff Debbie D. Frazier on her claim of adverse possession by tacking on the possession of ancestors, her father Jack Brown, Jr. and her mother Clareth Brown, and states:

#### **A. Undisputed Facts.**

1. On September 14, 2022, Debbie Frazier sued to quiet title to 1.78 acres of Defendant Racquel Bolden-Lott's 7.05 acres located in the Town of Bluffton, Beaufort County, South Carolina. (Emphasis applied) Complaint, ¶¶ 2, 9 and 14.
2. Debbie Frazier sought to quiet title to the 1.78 under the theory of adverse possession by tacking on the possession of ancestors, her father Jack Brown, Jr. and her mother Clareth Brown. Complaint, ¶¶ 23, 24 and 25.
3. On May 27, 1999, Jack Brown, Jr. died in the Town of Bluffton, Beaufort County, South Carolina. At the time of Jack Brown, Jr.'s death and up to the present date,

Debbie Frazier has continuously resided at 5001 LaRoche Avenue, Savannah, Georgia 31404. Complaint, ¶ 18, Exhibit 12.

4. Consequently, because there is a break – from May 27, 1999, up to September 14, 2022 – in the continuity of possession of the 1.78 acres, the undisputed facts do not support her claim of adverse possession by tacking on the possession of Jack Brown, Jr.

5. On November 20, 2020, Claretha Brown died in Savannah, Georgia while residing at Debbie Frazier’s residence in Savannah, Georgia. At the time of Claretha Brown’s death and up to the present date, Debbie Frazier has continuously resided at 5001 LaRoche Avenue, Savannah, Georgia 31404. Complaint, ¶ 18, Exhibit 12.

6. Consequently, because there is a break – from November 20, 2020, up to September 14, 2022 – in the continuity of possession of the 1.78 acres, the undisputed facts do not support adverse possession by tacking on the possession of Claretha Brown.

**B. Summary Judgment.**

Rule 56(b), South Carolina Rules of Civil Procedure, provides that:

“The judgment sought shall be rendered forthwith if the pleadings, depositions, answers to interrogatories, and admissions on file, together with the affidavits, if any, show that there is no genuine issue as to any material fact and that the moving party is entitled to a judgment as a matter of law.”

**C. Applicable Law.**

S.C. Code § 15-3-340, provides that:

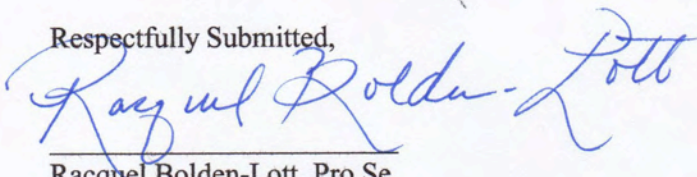
“No action for the recovery of real property or for the recovery of the possession of real property may be maintained unless it appears that the plaintiff, his ancestor, predecessor, or grantor, was seized or possessed of the premises in question within ten years before the commencement of the action.”

*See also Getsinger v. Midlands Orthopaedic*, 327 S.C. 424 (S.C. Ct. App. 1997) and *Butler v. Lindsey*, 293 S.C. 466 (1987).

In South Carolina, a plaintiff fails to prove the claim of adverse possession by tacking on the possession of ancestors where there is a break in the continuity of possession of the disputed property. *Terwilliger v. White*, 222 S.C. 176 (S.C. 1952) and *Epperson v. Stansill*, 64 S.C. 485 (S.C. 1902).

6. WHEREFORE, Defendant Racquel Bolden-Lott, Pro Se, respectfully requests that the Court enter an Order granting summary judgment against the Plaintiff Debbie D. Frazier on her claim of adverse possession by tacking on the possession of ancestors.

Respectfully Submitted,



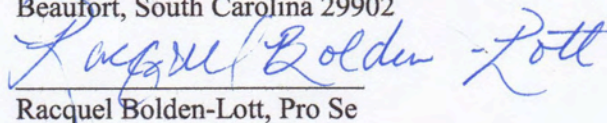
Racquel Bolden-Lott, Pro Se  
1925 North Laura Street  
Jacksonville, Florida 32206  
(904) 904-343-2630

Dated: 8/30/2024

**CERTIFICATE OF SERVICE**

I hereby certify that the following person has been provided with the above document by Email and U.S. Mail to:

Alysoun M. Eversole, Attorney ([aeversole@eversolelaw.com](mailto:aeversole@eversolelaw.com))  
1509 King Street  
Beaufort, South Carolina 29902



Racquel Bolden-Lott, Pro Se

2024 AUG 30 PM 3:27  
JERRI ANN ROSENEAU  
BEAUFORT COUNTY, S.C.  
CLERK OF COURT

STATE OF SOUTH CAROLINA )  
COUNTY OF Beaufort )

IN THE COURT OF COMMON PLEAS )  
\_\_\_\_\_ JUDICIAL CIRCUIT )  
CASE NO.: 2022-CP-07-01741 )

Debbie D. Frazier )  
Plaintiff, )

**MOTION AND ORDER INFORMATION  
FORM AND COVERSHEET**

vs. )  
The Heirs at Law of Fred Bolden )  
Defendant. )

2024 AUG 30 PM 3:58  
JERRY A. HARRIS  
BEAUFORT COUNTY CLERK  
Pro Se

Plaintiff's Attorney: _____, Bar No. _____ Address: _____ Phone: _____ Fax _____ E-mail: _____ Other: _____	Defendant's Attorney: <u>Racquel Bolden-Lott</u> , Bar No. _____ Address: <u>1925 N. Laura Street</u> Phone: <u>(904) 343-2630</u> Fax _____ E-mail: <u>rockyblotto</u> Other: <u>come457.net</u>
---	---

- MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
- FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
- PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)

**SECTION I: Hearing Information**  
Nature of Motion: Rule 56(b) Summary Judgement  
Estimated Time Needed: 30 minutes Court Reporter Needed:  YES /  NO

**SECTION II: Motion/Order Type**  
 Written motion attached  
 Form Motion/Order  
I hereby move for relief or action by the court as set forth in the attached proposed order.  
Racquel Bolden-Lott 8/30, 2024  
Signature of Attorney for  Plaintiff /  Defendant Date submitted

**SECTION III: Motion Fee**  
 PAID - AMOUNT: \$ 25.00  
 EXEMPT: (check reason)  
 Rule to Show Cause in Child or Spousal Support  
 Domestic Abuse or Abuse and Neglect  
 Indigent Status  State Agency v. Indigent Party  
 Sexually Violent Predator Act  Post-Conviction Relief  
 Motion for Stay in Bankruptcy  
 Motion for Publication  Motion for Execution (Rule 69, SCRPC)  
 Proposed order submitted at request of the court; or,  
reduced to writing from motion made in open court per judge's instructions  
Name of Court Reporter: \_\_\_\_\_  
 Other: \_\_\_\_\_

**JUDGE'S SECTION**  
 Motion Fee to be paid upon filing of the attached order.  
 Other: \_\_\_\_\_  
JUDGE CODE \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_\_\_

**CLERK'S VERIFICATION**  
Collected by: \_\_\_\_\_ Date Filed: \_\_\_\_\_, 20\_\_\_\_  
 MOTION FEE COLLECTED: \$ \_\_\_\_\_  
 CONTESTED - AMOUNT DUE: \$ \_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

IN THE COURTS OF COMMON PLEAS  
CIVIL ACTION NO. 2022-CP-07-01741

DEBBIE D. FRAZIER,  
Plaintiff,

Versus

The Heirs at Law of Fred Bolden, Denali's T. Polite,  
Adan Castillo Nava, Ivone Trejo Guevara, Ethel P. Brown,  
Beaufort County Assessor, A Political Subdivision of Beaufort County  
Council, and all others unknown having or claiming to have a right to  
have any right, title, estate or interest in or lien upon the real property  
described in the Complaint herein,  
Defendants.

**AFFIDAVIT OF RACQUEL BOLDEN-LOTT**

Before me the undersigned authority, duly authorized to administer oaths in  
the State of South Carolina, personally appeared, Racquel Bolden-Lott, and having been  
sworn says the following:

1. I, Racquel Bolden-Lott, am over the age of eighteen (18) and I have  
personal knowledge of the matters stated herein.
2. I am the daughter and heir of the late Fred A. Bolden, deceased. He died on  
April 1, 2007, in Bluffton, South Carolina.
4. My father Fred A. Bolden and the late Jack Brown, Jr. were cousins. Jack  
Brown, Jr. died on May 27, 1999, in Bluffton, South Carolina.
5. During his life, Fred A. Bolden was the owner of 7.05 acres of real property  
with the address of 2 Billy Simmons Drive Bluffton, Beaufort County, South Carolina  
29910. This 7.05 acres is described in the Complaint filed in the above lawsuit.

6. My father Fred A. Bolden gave permission to our cousin Jack Brown, Jr. and Claretha Brown, to put a mobile home on a small portion of the real property, approximately 1.78 acres, with the address of 2 Billy Simmons Drive Bluffton, South Carolina 29910. The 1.78 acres is also described in the Complaint filed in the above lawsuit.

7. After Jack Brown, Jr. died on May 27, 1999, my father Fred A. Bolden gave permission to Claretha Brown to continue to live in the mobile home on the 1.78 acres.

8. Based on my knowledge, Debbie Frazier has never resided on a continuous basis with Jack Brown, Jr. and Claretha Brown, in the mobile home on the 1.78 acres.

9. Based on my knowledge, Debbie Frazier has never resided on a continuous basis with her mother Claretha Brown, after Jack Brown, Jr.'s death, in the mobile home on the 1.78 acres.

10. Based on my knowledge, at the time my father Fred A. Bolden gave permission to his cousin Jack Brown, Jr. and Claretha Brown, to reside in the mobile home on the 1.78 acres, Debbie Frazier resided in Savannah, Georgia.

11. After the death of Fred Bolden in April 2007, I, Racquel Bolden-Lott, gave permission to Claretha Brown to continue to reside in the mobile home on the 1.78 acres.

12. Based on my knowledge, in early March 2020 at the beginning of the Pandemic, Debbie Frazier moved her sick mother Claretha Brown to Savannah, Georgia. The mobile home has remained vacant from that time to the present. On November 25, 2020, Claretha Brown died in Savannah, Georgia while residing with her daughter, Debbie Frazier.

13. After the death of Clareth Brown on November 25, 2020, Debbie Frazier has never continuously resided in the mobile home. She continued to reside in Savannah, Georgia.

14. After the death of my father Fred A. Bolden, I, Racquel Bolden-Lott, pay my cousin Joe Louis Green, Jr. to mow the lawn and remove trash from the entire 7.05 acres.

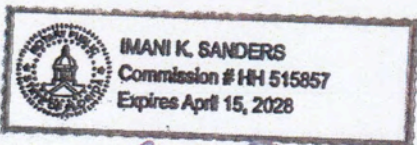
15. From the date of my father's death to the present, I, Racquel Bolden-Lott, have paid annual property taxes for the entire 7.05 acres. I have attached as Exhibit "A" a copy of the receipts showing my payment of property taxes over the years.

FURTHER AFFIANT SAYETH NAUGHT  
Executed at Vystar Credit Union,  
1700 N. Main St  
Jacksonville, Florida Jacksonville, FL 32206

on this 29<sup>th</sup> day of August, 2024  
Racquel Bolden-Lott Affiant  
Racquel Bolden-Lott

STATE OF FLORIDA  
COUNTY OF DUVAL

On this 29<sup>th</sup> day of August, 2024 before me personally appeared RACQUEL BOLDEN-LOTT who is or  is not personally known to me produced her Florida Drivers License and that she is the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed, for the purposes therein set forth.



*Imani Sanders*

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

IN THE COURTS OF COMMON PLEAS  
CIVIL ACTION NO. 2022-CP-07-01741

DEBBIE D. FRAZIER,  
Plaintiff,

Versus

The Heirs at Law of Fred Bolden, Denali=s T. Polite,  
Adan Castillo Nava, Ivone Trejo Guevara, Ethel P. Brown,  
Beaufort County Assessor, A Political Subdivision of Beaufort County  
Council, and all others unknown having or claiming to have a right to  
have any right, title, estate or interest in or lien upon the real property  
described in the Complaint herein,  
Defendants.

**AFFIDAVIT OF JOE LOUIS GREEN, JR.**

Before me the undersigned authority, duly authorized to administer oaths in  
the State of South Carolina, personally appeared, Joe Louis Green, Jr., and having been  
sworn says the following:

1. I, Joe Louis Green, Jr., am over the age of eighteen (18) and I have  
personal knowledge of the matters stated herein.
2. I was born on October 10, 1960, in Bluffton, South Carolina. From 2001  
through the present, I have lived at 202 Buck Island Road, Bluffton, South Carolina  
29910.
3. I am the cousin of the late Fred A. Bolden, deceased. He died on April 1,  
2007, in Bluffton, South Carolina.
4. I am also the cousin of the late Jack Brown, Jr., deceased. He died on May  
27, 1999, in Bluffton, South Carolina.

5. During his life, Fred A. Bolden was the owner of real property with the address of 2 Billy Simmons Drive Bluffton, Beaufort County, South Carolina 29910.

6. Fred A. Bolden gave permission to our cousin Jack Brown, Jr. and his wife, Claretha Brown, to put a mobile home on a small portion of the real property with the address of 2 Billy Simmons Drive Bluffton, South Carolina 29910.

7. After Jack Brown, Jr. died on May 27, 1999, Fred A. Bolden gave permission to Claretha Brown to continue to live in the mobile home on the small portion of the real property with the address of 2 Billy Simmons Drive Bluffton, South Carolina 29910.

8. Based on my knowledge of living less than a mile from 2 Billy Simmons Drive, Debbie Frazier has never resided on a continuous basis with Jack Brown, Jr. and his wife, Claretha Brown, in the mobile home on the small portion of the real property with the address of 2 Billy Simmons Drive.

9. Based on my knowledge of living less than a mile from 2 Billy Simmons Drive, Debbie Frazier has never resided on a continuous basis with her Ms. Claretha Brown, after Jack Brown, Jr.'s death, in the mobile home on the small portion of the real property with the address of 2 Billy Simmons Drive.

10. Based on my knowledge of living less than a mile from 2 Billy Simmons Drive, at the time Fred A. Bolden gave permission to our cousin Jack Brown, Jr. and his wife, Claretha Brown, to reside in the mobile home on a small portion of the real property with the address of 2 Billy Simmons Drive, Debbie Frazier resided in Savannah, Georgia.

11. Based on my knowledge of living less than a mile from 2 Billy Simmons Drive,

after the death of Fred Bolden in April 2007, Raquel Bolden-Lott gave permission to Claretha Brown to continue to reside in the mobile home on the small portion of the real property with the address of 2 Billy Simmons Drive.

12. Based on my knowledge of living less than a mile from 2 Billy Simmons Drive, in early March 2020 at the beginning of the Pandemic, Debbie Frazier transferred her ill mother, Ms. Claretha Brown, to Savannah, Georgia. The mobile home has remained vacant from that time to the present. On November 25, 2020, Ms. Claretha Brown died in Savannah, Georgia while residing with her daughter, Debbie Frazier.

13. After the death of Claretha Brown in November 2020, Debbie Frazier visited the mobile home and made some landscaping improvements in 2021. However, Debbie Frazier has never consistently, and has never continuously, resided in the mobile home.

14. After the death of her father Fred A. Bolden, Raquel Bolden-Lott pays me to mow the lawn and remove trash from the real property with address 2 Billy Simmons Drive.

FURTHER AFFIANT SAYETH NAUGHT  
Executed at 20 Towha Drive,  
Bluffton, South Carolina 29910  
on this 30 day of August, 2024

Joe Louis Green, Jr., Affiant  
Joe Louis Green, Jr.

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

On this 30 day of August, 2024 before me personally appeared Joe Louis Green, Jr., who    is or  is not personally known to me produced his South Carolina Drivers License and that he is the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, for the purposes therein set forth.

Sworn and Subscribed before me

On this 30 day of August, 2024

Spencer Fierszt  
Notary Public for South Carolina

Commission Expires: November 3, 2032

SPENCER FIERSZT  
Notary Public  
State Of South Carolina  
My Commission Expires Nov 3, 2032

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IN THE COURT OF COMMON PLEAS  
STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

3

4

CIVIL ACTION NO. 2022-CP-07-01741

5

Debbie D. Frazier,

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Plaintiff,

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vs.

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The Heirs at Law of Fred Bolden, et al.,

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Defendants.

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Final Hearing before the Honorable  
Curtis L. Coltrane, Special Referee

13

14

15

Date: September 9, 2024

16

17

Time: 10:00 a.m.

18

Via Zoom Video Conference

19

20

Reporter: Theresa D. Saxon  
Hilton Head, South Carolina  
tdsaxon@gmail.com 843.338.6388

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22

23

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APPEARANCES OF COUNSEL

For the Plaintiff:

Alysoun M. Eversole, Esquire
Eversole Law Firm, P.C.
1509 King Street
Beaufort, South Carolina 29902
843.379.3333
aeversole@eversolelaw.com

For the Defendant:

Rachel Bolden-Lott, Pro Se

Also Present

Darrell Thomas Johnson, Jr., Esquire
W. Cliff Moore, III, Esquire
Joe Louis Green, Jr.

- - -

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EXHIBITS

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1 - Photograph (color)
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2 - Survey prepared by Christensen Khalil
Surveyors, Inc.
(Exhibit consists of 1 page)
(Premarked by Ms. Eversole)
Received into evidence.....35
3 - Plaintiff Debbie Frazier's 2021
correspondence with Beaufort County
(Exhibit consists of 19 pages)
(Premarked by Ms. Eversole)
Received into evidence.....52
4 - Deed (Hamilton to Bolden - 7.05-acre parcel)
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Marked for Identification.....65
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5 - Deed (Bolden to Hamilton - 7.04-acre parcel)
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Marked for identification.....67
Received into evidence.....68
6 - Special Referee Report and Order
(Exhibit consists of 6 pages)
Received into evidence.....81
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7 - Plat recorded in Plat Book 29 at 25
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Received into evidence.....81
(With objection.)
8 - Plat dated 12/28/78 and revised 2/17/81
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Received into evidence.....97

EXHIBITS

Plaintiff's Page

9 - Deed from Nelson Hamilton to Jack Brown and
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(Exhibit consists of 2 pages)
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13 - Title to Real Estate - out conveyance for
one acre done on 3/28/97
(Exhibit consists of 3 pages)
Received into evidence.....118

E X H I B I T S

Defendant's Page

- 1 - Tax assessments  
(Exhibit consists of 26 pages)  
Marked for identification.....127  
Received into evidence.....134
- 2 - Drawing/uncertified survey  
(Exhibit consists of 1 page)  
Received into evidence.....149  
(With objection.)

*Opening Remarks and Motions*

THE COURT: Beginning with Ms. Eversole, if you would just state your name, and tell us who you represent or who you are, if you are not representing someone.

MS. EVERSOLE: Okay. I'm Alysoun Eversole, Eversole Law Firm. And I represent Debbie Frazier, the Plaintiff, and Debbie Frazier is here with me.

THE COURT: All right. Mr. Johnson?

MR. JOHNSON: I am a witness.

THE COURT: All right. Mr. Moore?

MR. MOORE: Yes. I'm Cliff Moore. I'm not a -- don't represent a party to this action, but I do represent Jose Luis Duran who's a neighbor, and we just wanted to watch, see these proceedings.

THE COURT: Are there any live issues between any of the parties and Mr. Duran?

MS. EVERSOLE: No live issue.

MR. MOORE: Yes. Not at this point.

THE COURT: All right.

And then we have Ms. Bolden-Lott.

MS. BOLDEN-LOTT: Yes, Your Honor.

*Opening Remarks and Motions*

Good morning.

THE COURT: And does -- and again, we've got someone who's called in with a telephone. They're muted. I don't know who that person is.

MS. BOLDEN-LOTT: That may be my witness, Joe Louis Green, Jr.

THE COURT: All right. If Mr. Joe Louis Green is on this call and can hear me, please unmute your phone and let us know. Hello.

THE COURT: Yes. And who's -- who's -- and I'm speaking to the person that has called in on a phone. There's no video. Who is on the line?

MR. GREEN: Joe Louis Green, Jr.

THE COURT: And I understand, Mr. Green, that you are a witness in this case, have been called by Ms. Bolden-Lott.

MR. GREEN: Yes.

THE COURT: All right. All right.

So then we have -- does anyone anticipate that anyone else will be appearing for this hearing?

*Opening Remarks and Motions*

MS. EVERSOLE: No, Your Honor.

THE COURT: All right.

So last week, Ms. Bolden-Lott filed two motions or I was delivered two motions, perhaps they weren't filed last week, so before we begin, perhaps we should take those up.

And so what I received, there was a Motion to Dismiss and a Motion for Summary Judgment. Why don't we start with your Motion to Dismiss, Ms. Bolden-Lott.

MS. BOLDEN-LOTT: Yes, sir.

Good morning, Your Honor, and other staff presented here.

My position and argument was to have this entity dismissed for failure to state facts sufficient to constitute a cause of action for adverse possession by tacking on possession of ancestors.

Jack Brown, Jr., residency, occupancy, and possession of the 1.78 acres ended on March 27th, 1999, the date of his death. Therefore, the Complaint does not allege that Debbie Frazier's continual residing and

1 *Opening Remarks and Motions*  
 2 occupying and possessing the 1.78 acres  
 3 after the death of Jack Brown, Jr.  
 4 Consequently, there can be no adverse  
 5 possession by tacking on the possession of  
 6 Jack Brown, Jr., because there is a break in  
 7 the continuity of possession by Debbie  
 8 Frazier when she continued to reside in  
 9 Savannah, Georgia, after the death of her  
 10 stepfather.  
 11 Specifically, the Complaint does not  
 12 allege that after November 25th, 2020,  
 13 Debbie Frazier continually resided at or  
 14 occupied and possessed the 1.78 acres after  
 15 the death of Claretha Brown, her mother.  
 16 Because the Complaint does not allege  
 17 that after November 25th, 2020, Debbie  
 18 Frazier continually resided at, occupied,  
 19 and possessed the 1.78 acres after the death  
 20 of Claretha Brown, there can be no adverse  
 21 possession by tacking on the possession of  
 22 Claretha Brown because there is a break in  
 23 the continuity of possession by Debbie  
 24 Frazier when she continued to reside in  
 25 Savannah, Georgia, after the death of her

1 *Opening Remarks and Motions*  
 2 mother.  
 3 In summary, because there are no  
 4 factual allegations and no break in the  
 5 continuity or possession of the 1.78 acres  
 6 by Debbie Frazier after the death of her  
 7 stepfather, Jack Brown, Jr., and her mother,  
 8 Claretha Brown, the Complaint fails to state  
 9 facts sufficient to constitute a cause of  
 10 action for adverse possession by tacking on  
 11 the possessions of ancestors.  
 12 THE COURT: All right. Ms. Eversole.  
 13 MS. EVERSOLE: I believe  
 14 Ms. Bolden-Lott has a misunderstanding of --  
 15 of tacking and continuity in the context of  
 16 adverse possession.  
 17 Tacking is the -- is the relationship  
 18 between ancestors and live heirs.  
 19 And -- and tack -- excuse me.  
 20 Chain of title has to do with what's in  
 21 the public records and the chain of title  
 22 with the public records.  
 23 Ms. Frazier is the heir of Claretha  
 24 Brown and a devisee of Jack Brown. And she  
 25 has the right under the law to tack her

1 *Opening Remarks and Motions*  
 2 parents' occupation of the property to hers.  
 3 And her occupation is she occupies the  
 4 property not as her primary residence, but  
 5 no law says that she has to have this as her  
 6 primary residence to establish adverse  
 7 possession, so we ask that the motion be  
 8 denied.  
 9 THE COURT: All right. Any reply,  
 10 Ms. Bolden-Lott?  
 11 MS. BOLDEN-LOTT: I still stand on what  
 12 I stated earlier. I provided the  
 13 information with the court cases that  
 14 acknowledge and substantiate my position. I  
 15 do not believe that she resided on that  
 16 property at any time during the process and  
 17 procedure, and my position is they were  
 18 granted permission to be on that property.  
 19 There was never an ownership of transmittal  
 20 between Claretha Brown and my father or Jack  
 21 Brown.  
 22 THE COURT: Well, that's a little  
 23 different question, though. So what you're  
 24 saying there is, is that the possession  
 25 isn't adverse because it was permissive.

1 *Opening Remarks and Motions*  
 2 Correct?  
 3 MS. BOLDEN-LOTT: Correct.  
 4 THE COURT: All right. Well, and that  
 5 leads me here then: That's a -- that's a  
 6 factual determination, meaning that we have  
 7 to see what the evidence is about the  
 8 occupancy or possession of the property by  
 9 Ms. Frazier and her parents. And so as it  
 10 stands, your 12B here -- your motion to  
 11 dismiss is obvious -- you know, the one that  
 12 says the Complaint under any theory doesn't  
 13 state a claim.  
 14 I mean, I've read the Complaint, and I  
 15 think it does state a claim. Now, whether  
 16 the claim is proved is a different question.  
 17 But so at this moment then, I would -- I  
 18 would deny the motion to dismiss, and we can  
 19 move forward and hear the case on the merits  
 20 and see where that takes us.  
 21 MS. BOLDEN-LOTT: Thank you, Your  
 22 Honor.  
 23 THE COURT: All right. And then you'd  
 24 filed a Motion For Summary Judgment.  
 25 MS. BOLDEN-LOTT: Yes, sir.

1 *Opening Remarks and Motions*

2 THE COURT: So I'll hear from you on  
3 that. And just so I'm clear, that was --  
4 was it filed last week?

5 MS. BOLDEN-LOTT: Yes, Your Honor.

6 THE COURT: Or had you filed that  
7 previously, and it just was sent to me last  
8 week?

9 MS. BOLDEN-LOTT: It was filed on the  
10 30th of August.

11 THE COURT: Okay. All right. I'll  
12 hear from you.

13 MS. BOLDEN-LOTT: Okay. I move the  
14 court for entry of an order granting summary  
15 judgment against the Plaintiff, Debbie  
16 Frazier, on her claim of adverse possession  
17 by tacking on the possession of ancestors,  
18 her stepfather, Jack Brown, Jr., and her  
19 mother, Claretha Brown.

20 The relevant facts are undisputed. On  
21 September 14th, 2022, Debbie Frazier sued to  
22 quiet title to 1.78 acres of the Defendant,  
23 myself, Racquel Bolden-Lott, 7.05 acres  
24 located in the town of Bluffton, Beaufort  
25 County, South Carolina.

1 *Opening Remarks and Motions*

2 Debbie Frazier sought to quiet title to  
3 the 1.78 under the theory of adverse  
4 possession by tacking on the possession of  
5 ancestors, her stepfather, Jack Brown, Jr.,  
6 and her mother, Claretha Brown.

7 On May 27th, 1999, Jack Brown died in  
8 the town of Bluffton, Beaufort County, South  
9 Carolina. At the time of Jack Brown, Jr.'s  
10 death and up to the present date, Debbie  
11 Frazier has continuously resided at 5001  
12 Laroche Avenue, Savannah, Georgia, and she  
13 did not seize or possess the premises in  
14 question before the commencement of the  
15 action that was taken.

16 Consequently, because there is a break  
17 from May 27, 1999, up to September 14th,  
18 2022, in the continuity of possession of the  
19 1.78 acres, the undisputed facts do not  
20 support her claim of adverse possession by  
21 tacking on the possession of Jack Brown, Jr.

22 On November 20th, 2020, Claretha Brown  
23 died in Savannah, Georgia, while residing at  
24 Debbie Frazier's residence in Savannah,  
25 Georgia. At the time of Claretha Brown's

1 *Opening Remarks and Motions*

2 death and up to the present date, Debbie  
3 Frazier has continuously resided at 5001  
4 Laroche Avenue, Savannah, Georgia, and she  
5 did not seize or possess the premises in  
6 question before the commencement of the  
7 action.

8 Consequently, because there is a break  
9 from November 20, 2020, up to  
10 September 14th, 2022, in the continuity of  
11 possession of the 1.7 acres, the undisputed  
12 facts do not support adverse possession by  
13 tacking on the possession of Claretha Brown.

14 The applicable law, which is the South  
15 Carolina code 15-3-340, provides that no  
16 action for the recovery of real property or  
17 for the recovery of the possession of real  
18 property may be maintained unless it appears  
19 that the Plaintiff, his ancestor,  
20 predecessor, or grantor, was seized or  
21 possessed of the premises in question within  
22 ten years before the commencement of the  
23 action.

24 In summary, I am entitled to an order  
25 granting us a summary judgment against the

1 *Opening Remarks and Motions*

2 Plaintiff, Debbie Frazier, on her claim of  
3 adverse possession by tacking on the  
4 possession of ancestors.

5 THE COURT: All right. Ms. Eversole.

6 MS. EVERSOLE: Thank you, Your Honor.

7 As you know, summary judgment is  
8 appropriate when there is no genuine issue  
9 of material fact in the case.

10 Ms. Lott just recited a series of  
11 alleged facts that haven't been alleged in  
12 any document whatsoever. And -- and she  
13 claims they're undisputed, but they've never  
14 been alleged to begin with.

15 In paragraphs one and two, they are  
16 statements about -- in her motion are  
17 statements about the relief sought by the  
18 Plaintiff, and in paragraphs six, three --  
19 three through six, are arguments that she  
20 just made verbally that conflate tacking  
21 with, again, continuity of title. So those  
22 are arguments. Those are not undisputed  
23 facts.

24 She didn't mention the affidavits that  
25 she attached I guess to the motions for

1 *Opening Remarks and Motions*

2 summary judgment that are attached as  
3 Exhibit A. They are -- the court has them.  
4 They are essentially identical. One is an  
5 Affidavit of Ms. Racquel Bolden-Lott, and  
6 the other is an Affidavit of Joe Louis  
7 Green, and they are not statements of fact  
8 but allegations that the possession -- the  
9 possession was permissive. And that, again,  
10 is a disputed fact and alleged and was never  
11 alleged in any answer or reply or anything  
12 signed by Ms. Bolden-Lott. So we ask the  
13 court to deny the Motion for Summary  
14 Judgment.

15 THE COURT: Well, at this point,  
16 Ms. Bolden-Lott, I mean, I understand the  
17 defense that you are putting up to the claim  
18 of Ms. Frazier. And I see the -- I mean,  
19 you filed the affidavits of yourself and  
20 Mr. Green. But I think there are factual  
21 issues that need to be resolved through the  
22 testimony here at this hearing today.

23 And so, once again, I feel that I  
24 should deny the Motion For Summary Judgment,  
25 which doesn't do anything to your claim

1 *Opening Remarks and Motions*

2 other than it puts us in a position where we  
3 will have the testimony here today, and  
4 everything can be resolved on the merits,  
5 which I think is the better course, given  
6 the status of this case and given the fact  
7 that it does appear, to me anyway, that as  
8 of this moment, there are issues of facts  
9 that need to be resolved, which we can  
10 resolve through the presentation of the  
11 evidence by Ms. Frazier and by you today.

12 And so, with that, I would suggest we  
13 should begin the presentation of the  
14 evidence. We have Ms. Eversole here  
15 representing Ms. Frazier. We have  
16 Ms. Bolden-Lott who is representing herself.  
17 Do either of you wish to make any  
18 opening remarks before we begin the  
19 testimony?

20 MS. EVERSOLE: Yes, Your Honor, I would  
21 like to do that.

22 THE COURT: All right. Ms. Eversole  
23 I'll hear from you.

24 MS. EVERSOLE: Okay. Thank you, Your  
25 Honor.

1 *Opening Statement by Ms. Eversole*

2 In this case there were three causes of  
3 action alleged. The first one was really  
4 for Beaufort County to change their tax  
5 maps, which has been a cause of this issue.  
6 But we have done a stipulated dismissal of  
7 that first cause of action, as the county  
8 didn't really need to be named in this  
9 action to begin with. Whatever the court  
10 determines in the end of this case will  
11 determine what the tax records will reflect.

12 The second cause of action is for  
13 adverse possession, which we have discussed.

14 And the third cause of action is for a  
15 determination of the boundary lines of  
16 Ms. Frazier's property. All the contiguous  
17 boundary owners other than Ms. Lott have  
18 answered -- excuse me, have not answered.  
19 They were properly served, and they are in  
20 default because they had not answered the  
21 Complaint.

22 Debbie Frazier will testify about her  
23 parents, the purchase of their property in  
24 1993, when the home was placed on the  
25 property in 1994. She inherited a

1 *Opening Statement by Ms. Eversole*

2 one quarter interest in the property in  
3 1999, and then they stopped receiving tax  
4 bills in 2019. There were some out  
5 conveyances of the property, but in -- in  
6 2019 just a couple years before her mother's  
7 death, there -- the tax bills ceased coming  
8 to them, and which caused the problem, and  
9 she will explain to the court the efforts  
10 that she made to correct the problems with  
11 the county and what that resulted -- and  
12 that -- how it resulted in this litigation.

13 Darrell Thomas Johnson is an attorney,  
14 and he is a fact witness, and he will be  
15 qualified as an expert in real property law.

16 He prepared three deeds in 1993. That  
17 would be for Nelson Hamilton and Fred  
18 Bolden, who did swap deeds and reconfigured  
19 their lots that were determined in a 1978  
20 quiet title partition action. They swapped  
21 their lots, and then Mr. Nelson Hamilton  
22 conveyed his seven acres to Clareth Brown  
23 and Jack Brown, who are Debbie Frazier's  
24 parents.

25 He'll also testify about his personal

1 *Opening Statement by Ms. Bolden-Lott*

2 knowledge of Jack and Clareth Brown's  
3 property, the probate administration of the  
4 estate of Jack Brown, the deed of  
5 distribution showing Clareth and Debbie  
6 inherited Jack -- Jack Brown's interest in  
7 the property in equal shares.

8 And he will also testify about what the  
9 public records show about the 1978 quiet  
10 title action, the plat related to that, the  
11 plat that was used to prepare the swap  
12 deeds, and other various deeds and documents  
13 that are in the public records.

14 And then he will render his opinion  
15 about the -- the relief sought by the  
16 Plaintiff to cure the problems, the title  
17 problems with this property, which is  
18 adverse possession under foundation on a --  
19 on a written instrument.

20 Thank you, Your Honor.

21 THE COURT: Ms. Bolden-Lott, would you  
22 -- do you have any opening remark?

23 MS. BOLDEN-LOTT: Yes. I would like to  
24 say that this property has been in my family  
25 since 1945, prior to Nelson Hamilton and my

1 *Opening Statement by Ms. Bolden-Lott*

2 until current, present date, I have done the  
3 same, paid the property taxes on the entire  
4 7.05 acreage of the property.

5 Ms. Eversole mentioned that there were  
6 tax bills coming to Clareth Brown and  
7 herself for that acreage. I was never aware  
8 of that, nor do I have record of any of that  
9 from the tax assessments office. They've  
10 always, always included that portion of  
11 the property as part ownership of my father  
12 and then myself as the heir. And I have  
13 been assessed and paid taxes up to that  
14 point for that entire amount of the  
15 property.

16 THE COURT: Okay. Anything else?

17 MS. EVERSOLE: Just in reply, I think  
18 the tax records and the tax maps do not  
19 accurately reflect the actual ownership of  
20 the -- the title to the properties. So,  
21 with that, I think we're ready to proceed  
22 with testimony.

23 THE COURT: All right.

24 MS. BOLDEN-LOTT: I disagree with that  
25 statement.

1 *Opening Statement by Ms. Bolden-Lott*

2 grandmother Marie as well as a cousin of  
3 Ms. Frazier becoming part owners and -- and  
4 the property being split up. It was  
5 actually Mr. Simmons' property, who was my  
6 great grandfather. So it's -- it's been  
7 passed down for a series of years.

8 When it got to my father at the time of  
9 my grandmother's death, there -- at that  
10 time what she's speaking of as far as the  
11 deed issue that came about when Nelson  
12 decided that he was going to sell portions  
13 of the land, that was supposed to be  
14 resolved at that point. I do have record of  
15 that information of what attorney Eversole  
16 stated. I do have copies of the deed  
17 information and what was filed accordingly.

18 From the timeframe that my father  
19 became the owner of the property, up until  
20 his death, which was 2007, from that  
21 timeframe of my grandmother's death, he paid  
22 property taxes on the 7.05 acres of  
23 property, which includes the property  
24 that Ms. Frazier is alleging on the 1.78.

25 And at the time of his death in 2007 up

1 *Eversole - Frazier (Direct Examination)*

2 THE COURT: Well, and that's fine. Do  
3 you have anything else you'd like to add at  
4 this moment, then, Ms. Bolden-Lott?

5 MS. BOLDEN-LOTT: No only the fact that  
6 my records reflect that the tax assessment  
7 has been paid by my grandmother prior to her  
8 death, by my father prior to his death, and  
9 now myself. And it encompasses the 1.78  
10 that is in question.

11 THE COURT: Okay. All right then.  
12 Well, then at this point, I would ask  
13 Ms. Eversole to call her first witness.

14 MS. EVERSOLE: We will call Ms. Debbie  
15 Frazier, the Plaintiff.

16 (Off the record for video related  
17 issues.)

18 Debbie Frazier,  
19 having been produced and first duly sworn as a  
20 witness, testified as follows:

21 DIRECT EXAMINATION

22 BY MS. EVERSOLE:

23 Q Ms. Frazier, what is your full name?

24 A **It's Debbie Bernice Frazier.**

25 Q Okay. And when were you born and

1 *Eversole - Frazier (Direct Examination)*  
 2 raised?  
 3 **A Born and raised in Bluffton, South**  
 4 **Carolina.**  
 5 **Q** Okay. And when were you born?  
 6 **A June 15th, 1959.**  
 7 **Q** Okay. And where did you go to school?  
 8 **A H.E. McCracken, Bluffton, South**  
 9 **Carolina.**  
 10 **Q** Okay. And any further education than  
 11 that?  
 12 **A Yes, ma'am. I went to college while in**  
 13 **the military, a four-year degree, human**  
 14 **resources.**  
 15 **Q** You were in the military?  
 16 **A Yes.**  
 17 **Q** What branch?  
 18 **A Air Force.**  
 19 **Q** How long did you serve in the military?  
 20 **A 21 years.**  
 21 **Q** Where do you live now?  
 22 **A I live now in Savannah.**  
 23 **Q** When did you move to Savannah?  
 24 **A I've been off and on in Savannah since**  
 25 **I've been in the military, back and forth.**

1 *Eversole - Frazier (Direct Examination)*  
 2 **When I would come home, of course home**  
 3 **was Bluffton. And after I retired from the**  
 4 **military, went to Savannah with my grandmother**  
 5 **because she became sick, took care of her. She**  
 6 **passed. And stayed since then back and forth.**  
 7 **Q** Your grandmother passed away?  
 8 **A Yes. Yes.**  
 9 **Q** And who were your parents?  
 10 **A My parents were Claretha Brown and Jack**  
 11 **Brown.**  
 12 **Q** And where were your parents living?  
 13 **A My parents lived in Bluffton. But my**  
 14 **mother's mother lived in Savannah, so I was back**  
 15 **and forth from Savannah to Bluffton.**  
 16 **When I came home, I would go to**  
 17 **Bluffton first.**  
 18 **Then my grandmother got sick, so I kind**  
 19 **of switched it up so I could help my mother take**  
 20 **care of her.**  
 21 **So when I retired from the military, I**  
 22 **was primarily in Savannah at the time and back**  
 23 **and forth, you know, checking on my mother, dad.**  
 24 **So I was between Bluffton, South Carolina, and**  
 25 **Savannah, Georgia.**

1 *Eversole - Frazier (Direct Examination)*  
 2 **Q** Okay. Is that the property that is the  
 3 subject of this action on Simmons Road --  
 4 Simmonsville Road?  
 5 **A No. No.**  
 6 **Q** Where is the property?  
 7 **A The property in Savannah?**  
 8 **Q** No, no, no. The property here in  
 9 Beaufort -- Beaufort County.  
 10 MS. BOLDEN-LOTT: Excuse me, I can't  
 11 hear her. It's like a muffling sound. I  
 12 can't hear the questions that attorney  
 13 Eversole is asking.  
 14 MS. EVERSOLE: Okay. I'll get closer  
 15 to the microphone then.  
 16 MS. BOLDEN-LOTT: Thank you.  
 17 BY MS. EVERSOLE:  
 18 **Q** All right. So your primary residence  
 19 was in -- in Georgia.  
 20 **A Right.**  
 21 **Q** Did you have a -- here in Beaufort?  
 22 **A In -- in Bluffton.**  
 23 **Q** And where is that located?  
 24 **A It's -- well, it was 122 Simmonsville**  
 25 **Road. And my mother and I got a notice in 2008,**

1 *Eversole - Frazier (Direct Examination)*  
 2 **2010, saying that the address is being changed**  
 3 **to 2 Billy Simmons Road, Bluffton, South**  
 4 **Carolina.**  
 5 **It was initially 122 Simmonsville Road.**  
 6 **Then we got a notice saying that it was changed**  
 7 **to 2 Billy Simmons Road.**  
 8 **Q** So did you inquire about how that  
 9 occurred?  
 10 **A Yes, I did. I went to the office in**  
 11 **Bluffton asking questions. And they were like,**  
 12 **"We don't know. You need to go to an office in**  
 13 **Beaufort to find out." And my mother and I, we**  
 14 **did, and we basically got the runaround, so we**  
 15 **started making other phone calls and stuff like**  
 16 **that, trying to find out what was happening.**  
 17 **Q** All right. I'm going to show you what  
 18 we have marked as Exhibit Number 1.  
 19 MS. EVERSOLE: I sent these exhibits to  
 20 everybody, so you should have them, but I'm  
 21 going to put them on the screen. I'm hoping  
 22 I can do that.  
 23 Now, can everybody see that?  
 24 THE COURT: I can not, although I do  
 25 have your exhibit otherwise, so I can look

1 *Eversole - Frazier (Direct Examination)*  
 2 at what you have marked as Exhibit Number 1.  
 3 MR. GREEN: I can't see it.  
 4 MS. BOLDEN-LOTT: I can't see it.  
 5 There's nothing coming up on the screen.  
 6 (Off the record.)  
 7 BY MS. EVERSOLE:  
 8 **Q** All right. Can everyone else see it?  
 9 MR. GREEN: Yes, I can see it.  
 10 MS. EVERSOLE: Okay.  
 11 BY MS. EVERSOLE:  
 12 **Q** All right. So do you recognize what's  
 13 in this photograph?  
 14 **A I do.**  
 15 **Q** And what is it?  
 16 **A It's my parents' property with the**  
 17 **white mobile home on it.**  
 18 **Q** Okay. And what -- okay. And that's  
 19 where your parents have occupied since 1994  
 20 until -- up until their death?  
 21 **A Yes, ma'am. Yes.**  
 22 **Q** And that you also occupy on occasion?  
 23 **A Yes.**  
 24 MS. EVERSOLE: Okay. All right.  
 25 We move this into -- Plaintiff's

1 *Eversole - Frazier (Direct Examination)*  
 2 Exhibit Number 1.  
 3 THE COURT: Any objection?  
 4 Hearing none, received as Exhibit 1.  
 5 (Whereupon, Plaintiff's Exhibit  
 6 Number 1 was received into  
 7 evidence.)  
 8 BY MS. EVERSOLE:  
 9 **Q** All right. So that just gives an idea  
 10 of the property and where it's located. Right?  
 11 **A Right.**  
 12 **Q** Okay. What do you use this property  
 13 for?  
 14 **A Residential.**  
 15 **Q** Okay. I mean, residential what? What  
 16 do you do on this property?  
 17 **A Stay there, family come. We all meet**  
 18 **there. They come visit. Just --**  
 19 **Q** Take care of the property?  
 20 **A Take care of the property, clean up.**  
 21 **Keep -- keep the lawn taken care of, keep the**  
 22 **rodents out. All of the above.**  
 23 **Q** When did your father pass away?  
 24 **A May 1999, May 27th.**  
 25 **Q** And was his estate probated?

1 *Eversole - Frazier (Direct Examination)*  
 2 **A Yes, ma'am, it was.**  
 3 **Q** And did you receive an interest in  
 4 this -- this property at that time?  
 5 **A Yes.**  
 6 **Q** And how about your mother, is she still  
 7 alive?  
 8 **A No. She passed away in 2020.**  
 9 **Q** 2020, okay. All right. So were there  
 10 any out conveyances of this property  
 11 belonging -- that were your parents' property?  
 12 **A You mean if they sold any?**  
 13 **Q** Did they sell any property?  
 14 **A They did. They did. They purchased**  
 15 **7.04 acres. And my dad, in '94, I think, sold**  
 16 **one and-a-half acres that was right behind him**  
 17 **off of Simmonsville -- off of Simmonsville Road.**  
 18 **And after that, my mother sold some property.**  
 19 **Well, she had a piece surveyed that she didn't**  
 20 **sell immediately but eventually did sell. I**  
 21 **think it was to Mr. Duran, I'm not sure, I would**  
 22 **have to look at the paperwork. But -- and after**  
 23 **that she sold some more.**  
 24 **Q** Okay. Leaving the amount of acreage  
 25 that you have?

1 *Eversole - Frazier (Direct Examination)*  
 2 **A Correct.**  
 3 **Q** Did you have a survey prepared of your  
 4 acreage?  
 5 **A Yes, ma'am, I did.**  
 6 **Q** Okay. And we're going to share the  
 7 screen again. Let's put this one up. We're  
 8 going to look at -- and let me make this bigger  
 9 and rotate it.  
 10 Okay. And is that the survey that you  
 11 had prepared of the property that you occupy  
 12 now?  
 13 **A Yes.**  
 14 **Q** Okay. And if you would, this says  
 15 Simmonsville Road?  
 16 **A Uh-huh.**  
 17 **Q** Is that Simmonsville Road or Billy  
 18 Simmons Road?  
 19 **A That's Simmonsville Road.**  
 20 **Q** Okay. Where is Billy Simmons Drive?  
 21 **A It's right here.**  
 22 **Q** Oh, over here. Okay. So that's Billy  
 23 Simmons Road.  
 24 **A Right.**  
 25 **Q** And so you said the county changed the

1 *Eversole - Frazier (Direct Examination)*  
 2 address from Simmonsville Road to Billy Simmons  
 3 Road?  
 4 **A Yes.**  
 5 **Q** And you never got an answer as to why  
 6 that occurred.  
 7 **A Never got an answer, but it just --**  
 8 **nothing -- there's nothing we can do.**  
 9 **Q** Okay. So then did you have other  
 10 problems with respect to taxes, receiving tax  
 11 bills, and other matters?  
 12 **A Well, we received tax bills up to 2019**  
 13 **in the amount of two thousand plus per year.**  
 14 **And after 2019, we stopped getting**  
 15 **taxes. And I asked my mother, I was like,**  
 16 **"Well, why?" And we were just getting taxes for**  
 17 **the mobile home, and I wanted to know why. And**  
 18 **she -- at that point her health was failing, and**  
 19 **she was like, "Well, we need to go check it**  
 20 **out."**  
 21 **And unfortunately, her health started**  
 22 **getting a lot worse, and just I had to**  
 23 **prioritize, so I prioritized her and figured I**  
 24 **would eventually get a chance to come back to**  
 25 **the property, not knowing that she would pass**

1 *Eversole - Frazier (Direct Examination)*  
 2 **away. So she passed away November 2020, didn't**  
 3 **get any taxes for that year either, so that's**  
 4 **when I contacted the county office.**  
 5 MS. EVERSOLE: Okay. I'd first like to  
 6 move our exhibit, the plat, into evidence as  
 7 Plaintiff's Exhibit Number 2.  
 8 THE COURT: Any objection to the  
 9 proposed exhibit?  
 10 All right. Hearing none, offered and  
 11 received, received as Plaintiff's 2.  
 12 (Whereupon, Plaintiff's Exhibit  
 13 Number 2 was received into  
 14 evidence.)  
 15 BY MS. EVERSOLE:  
 16 **Q** All right. So did you -- how did you  
 17 communicate with the county with respect to that  
 18 process? What was the process? What did you do  
 19 in order to try to get an answer to this  
 20 question, these questions?  
 21 **A I -- I called them first and spoke to**  
 22 **several people that really could not answer any**  
 23 **questions. And I was told -- finally, I spoke**  
 24 **with the supervisor, and I was told that there's**  
 25 **nothing they could do and I needed to get a**

1 *Eversole - Frazier (Direct Examination)*  
 2 **lawyer. They were like, "This is what we have.**  
 3 **If you have any problems with it, you need to**  
 4 **seek counsel and -- and go from there, because**  
 5 **this is what we have, and this is what we're**  
 6 **going to go by."**  
 7 **And I explained to them, you know, the**  
 8 **process. And they were really nice about it.**  
 9 **They listened. But in the end, the answer was**  
 10 **still, "There's nothing we can do. This is what**  
 11 **we have. This is what we -- this is what we're**  
 12 **going to work with."**  
 13 **And I told them that I had screen shots**  
 14 **of when my mother and I went in there -- after**  
 15 **my father passed away, I have screen shots of**  
 16 **the -- of the deed and -- and -- and plats that**  
 17 **were revised and how we looked at a huge book**  
 18 **that had the plat that Mr. Billy Simmons had**  
 19 **shared between his daughter and -- and son,**  
 20 **Marie Bolden and Nelson Hamilton, and how my dad**  
 21 **got the property -- and they actually**  
 22 **listened -- how my dad bought the property from**  
 23 **Nelson Hamilton and it sat on Simmonsville Road**  
 24 **and went back. And, you know, I told them that**  
 25 **at one point there used to be, like, a yellow**

1 *Eversole - Frazier (Direct Examination)*  
 2 **marker between the properties on Simmonsville**  
 3 **Road between Mr. Fred Bolden's property and my**  
 4 **parents' property, but the yellow marker was no**  
 5 **longer there, and it disappeared, and it**  
 6 **approximately disappeared in 2008. And I -- I**  
 7 **just went through the entire cobacle (ph) with**  
 8 **them. And at the end, they basically said,**  
 9 **"There's nothing we can do, ma'am. You need to**  
 10 **get a lawyer." And that's why I'm here.**  
 11 **Q** Okay. At that time did you have any --  
 12 what did you learn from that information? Did  
 13 they mention anything about the Bolden property?  
 14 **A No. What I learned about that**  
 15 **information is that a lot of stuff my mother and**  
 16 **I took in there to put in the records was there**  
 17 **at one point and was no longer there in 2020,**  
 18 **2021. The plat that my dad had done, it was**  
 19 **under his name, Jack Brown, which there's a**  
 20 **million Jack Browns, and I went through every**  
 21 **one of them, and it just was not there. Under**  
 22 **my mother's name it was not there.**  
 23 **And I -- I told them that I had the**  
 24 **plats with the raised seal where the survey was**  
 25 **done, I had the deed, I had everything to show**

1 *Eversole - Frazier (Direct Examination)*

2 **them, you know, that the property actually sat**  
3 **on Simonsville Road. And it just -- it went**  
4 **basically on deaf ears.**

5 **Q** Okay. When your parents bought the  
6 property or any time, did you walk the property?  
7 Were you ever shown what the boundary lines were  
8 on the ground?

9 **A Yes, ma'am, my dad. He was good at**  
10 **that. Yes.**

11 **Q** Okay. What did he show you?

12 **A He showed me that the property started**  
13 **from Simonsville Road and went back. And it**  
14 **went way back, to the point --**

15 **And it was undeveloped. Even the part**  
16 **where our mobile home is on now, it was like**  
17 **swamp, and he had to build -- he -- he had to**  
18 **build it up with trucks and loads and loads of**  
19 **dirt, because it -- it was -- cut down trees, it**  
20 **was -- it was a forest, basically, and cleared**  
21 **off that area where our mobile home is now**  
22 **sitting.**

23 **And the property in the back, he**  
24 **cleared all that off.**

25 **But I would say he cleared off maybe**

1 *Eversole - Frazier (Direct Examination)*

2 **around three, four acres, but the rest was still**  
3 **a forest in the back.**

4 **Q** So for all intents and purposes, the  
5 property that the mobile home is on has been  
6 your family property, to your understanding, for  
7 -- since it was put on there in '94?

8 **A Yes. Since '93 when we purchased it.**

9 **Q** Okay. All right.

10 **A And when he purchased it, Billy Simmons**  
11 **Road did not exist. That was basically a dirt**  
12 **road that was made by him, by my dad.**

13 **Q** How did it get the name Billy Simmons  
14 Road, do you know?

15 **A Bluffton, the city of Bluffton, the**  
16 **township of Bluffton.**

17 **Q** Named it?

18 **A Uh-huh.**

19 MS. EVERSOLE: Okay. All right. I  
20 don't have any other questions at this time  
21 of this witness.

22 THE COURT: Ms. Bolden-Lott, do you  
23 have any questions for Ms. Frazier?

24 MS. BOLDEN-LOTT: I do.

25 CROSS EXAMINATION

1 *Bolden-Lott - Frazier (Cross Examination)*

2 BY MS. BOLDEN-LOTT:

3 **Q** Good morning, Ms. Frazier.

4 **A Good morning.**

5 **Q** So you stated that you actually were --  
6 you mentioned 2019 and 2020 was the time frames  
7 that you were not getting a statement from the  
8 tax assessor's office for taxes. Are you  
9 speaking on the land, or are you talking about  
10 on the mobile home itself?

11 **A The land.**

12 **Q** The land. So are you telling me that  
13 prior to that, you were getting statements on  
14 that land that you were paying property taxes  
15 on?

16 **A Absolutely. Yes.**

17 **Q** Okay. Do you have records of that  
18 information to substantiate that?

19 **A Absolutely. Yes. Yes. It's in**  
20 **public -- public records.**

21 **Q** I'm talking about for this particular  
22 hearing. Did -- did your attorney and yourself  
23 bring that information to show that property  
24 taxes were being paid on that mobile home as  
25 well as that particular lot --

1 *Bolden-Lott - Frazier (Cross Examination)*

2 **A Yes.**

3 **Q** -- because the information I have  
4 available shows that that lot is included  
5 with the 7.05 that I have been paying and prior  
6 to that my father paid and prior to that my  
7 grandmother. So I was -- I'm -- I'm just a  
8 little taken back that you're stating that  
9 claim, and I would like to see records to  
10 substantiate that.

11 MS. EVERSOLE: Your Honor, I would like  
12 to object; that the -- she can ask questions  
13 of the witness, but she can't, like,  
14 testify, which is what she's doing.

15 MS. BOLDEN-LOTT: I'm not testifying.  
16 I'm speaking --

17 THE COURT: Well, you're -- you're  
18 arguing with the witness a little bit. And  
19 so what you probably are supposed to do here  
20 is to ask her the questions about did you  
21 pay the taxes on, what did you pay them on,  
22 what have you. And then on the things that  
23 you want to put into evidence, that will  
24 come in when you testify.

25 MS. BOLDEN-LOTT: Okay. Forgive me if

1 *Bolden-Lott - Frazier (Cross Examination)*  
 2 -- if I --  
 3 THE COURT: That's all right. Don't  
 4 worry about that.  
 5 MS. BOLDEN-LOTT: -- if my cantor was  
 6 not proper in what I stated. I was just  
 7 trying to get a yes or no in regards to what  
 8 miss attorney Eversole had already stated  
 9 regarding the property taxes and that --  
 10 what Ms. Frazier had already testified to  
 11 regarding the property taxes and the mobile  
 12 home. I was trying to get clarity on the  
 13 time frames that she was speaking on and how  
 14 many years that that had taken place.  
 15 That's --  
 16 THE COURT: Well, that's fine. You're  
 17 certainly entitled to do that. But what you  
 18 do is, is you then ask her those questions.  
 19 And to the extent that you have evidence  
 20 that may call any of that into question, you  
 21 put that up when you put up your case.  
 22 MS. BOLDEN-LOTT: Yes, sir. I already  
 23 submitted the tax records as part of  
 24 evidence.  
 25 MS. EVERSOLE: Your Honor, I haven't

1 *Bolden-Lott - Frazier (Cross Examination)*  
 2 received anything.  
 3 MS. BOLDEN-LOTT: I mailed that  
 4 information, as well as it became part of  
 5 the records of the information when I  
 6 submitted the motions.  
 7 THE COURT: Okay. Well, let's -- let's  
 8 not go on with that.  
 9 So you have in the past few moments  
 10 asked Ms. Frazier about the payment of real  
 11 property taxes on the real estate that's the  
 12 subject of this lawsuit today.  
 13 MS. BOLDEN-LOTT: Yes, sir.  
 14 THE COURT: So let's circle back to  
 15 that, and you can continue with your  
 16 examination.  
 17 MS. BOLDEN-LOTT: Yes, sir. Thank you.  
 18 BY MS. BOLDEN-LOTT:  
 19 Q So I apologize, Ms. Frazier, if I did  
 20 not come across properly.  
 21 So your answer to that was?  
 22 A Yes.  
 23 Q "Yes," that there were mobile home  
 24 taxes paid as well as taxes paid on the 1.78  
 25 acreage that the home sits on?

1 *Bolden-Lott - Frazier (Cross Examination)*  
 2 A Yes.  
 3 Q Okay. And you stated that that has  
 4 taken place for how many years?  
 5 A Since they purchased the property in  
 6 1993.  
 7 Q Okay. So you mentioned earlier during  
 8 your testimony that you had not established a  
 9 residence in Bluffton that -- or you were  
 10 between residences, between Savannah and  
 11 Bluffton?  
 12 A I was back and forth between Savannah,  
 13 Georgia, and Bluffton, South Carolina.  
 14 Q Okay. Where is your driver's license  
 15 listed at? Is it in Bluffton or Savannah?  
 16 A It's Savannah.  
 17 Q Savannah, okay. And where do you vote?  
 18 Is that in Bluffton or Savannah?  
 19 A Savannah.  
 20 Q Okay. So would you consider that  
 21 Savannah is your main residence status?  
 22 A Absolutely.  
 23 Q Okay. And do you own an automobile,  
 24 ma'am?  
 25 A I do.

1 *Bolden-Lott - Frazier (Cross Examination)*  
 2 Q Okay. Is that registered in Savannah,  
 3 or is that registered in Bluffton?  
 4 A Savannah, Georgia.  
 5 Q Okay. When you stated that you have  
 6 been in between properties, would you say --  
 7 what would be your timeframe that you spent in  
 8 -- in Bluffton?  
 9 A What -- what timeframe are we speaking  
 10 of? Because it -- it depends. 2019, I spent  
 11 probably I don't want to say half but almost  
 12 half of my time in South Carolina, 2018, 2019;  
 13 prior to that, maybe about a fourth of my time  
 14 in South Carolina.  
 15 Q Okay. Have you ever within the last  
 16 ten years been employed in Bluffton, South  
 17 Carolina, or has your main place of employment  
 18 been in Savannah?  
 19 A My main place of employment has been in  
 20 Savannah, yes.  
 21 MS. BOLDEN-LOTT: Okay. Thank you.  
 22 THE COURT: Anything on Redirect,  
 23 Ms. Eversole?  
 24 MS. EVERSOLE: Yes, Your Honor.  
 25 REDIRECT EXAMINATION

1 *Eversole - Frazier (Redirect Examination)*  
 2 BY MS. EVERSOLE:  
 3 **Q** It was mentioned about proof of tax  
 4 payments and bills. On Exhibit Number 4 -- I  
 5 think, I'm going to share the screen -- okay,  
 6 everybody see that?  
 7 THE COURT: Could you make it -- oh,  
 8 there you go.  
 9 MS. EVERSOLE: Yeah, there we go.  
 10 BY MS. EVERSOLE:  
 11 **Q** All right. Ms. Frazier, do you  
 12 recognize this?  
 13 **A Yes.**  
 14 **Q** And what is it?  
 15 **A It's an email I sent to the Beaufort**  
 16 **County tax assessor's office.**  
 17 **Q** Was it -- what was it doing?  
 18 Explaining your circumstances?  
 19 **A Yes.**  
 20 **Q** And attached to that, if you scroll  
 21 down, what are these?  
 22 **A Tax payments.**  
 23 **Q** Okay.  
 24 THE COURT: Okay, stop. What --  
 25 Ms. Eversole, could you give me a second,

1 *Eversole - Frazier (Redirect Examination)*  
 2 let me just --  
 3 MS. EVERSOLE: Sure.  
 4 THE COURT: Okay.  
 5 Okay.  
 6 BY MS. EVERSOLE:  
 7 **Q** And that one is for the year what?  
 8 **A '94.**  
 9 THE COURT: Okay. All right.  
 10 BY MS. EVERSOLE:  
 11 **Q** And that was for the -- that's for the  
 12 land?  
 13 **A Yes. That's when my dad first**  
 14 **purchased the property. It was still in Nelson**  
 15 **Hamilton's name. However, he paid it.**  
 16 **Q** I don't see the acreage -- oh, here it  
 17 is. And the acreage on here?  
 18 **A 7.04.**  
 19 **Q** And the next one? And it's -- what's  
 20 this one, the year for this one?  
 21 **A That's for the mobile home. Okay,**  
 22 **19 -- okay, '95, 1995.**  
 23 **And when they purchased the trailer, my**  
 24 **parents, when they purchased the trailer, they**  
 25 **had to have proof of ownership for the property**

1 *Eversole - Frazier (Redirect Examination)*  
 2 **before they could put the trailer on it, so yes.**  
 3 **Q** And this is 1995, this bill, and is  
 4 that for the land?  
 5 **A That's for the land.**  
 6 **Q** And that acreage is --  
 7 **A 7.04.**  
 8 **Q** -- 7.04. All right.  
 9 Then we jump to what year?  
 10 **A Two thousand -- 2001.**  
 11 **Q** And that is for the land?  
 12 **A 122 Simmonsville Road. That's when it**  
 13 **was still Simmonsville Road.**  
 14 **Q** The next one --  
 15 THE COURT: Ms. Eversole, could you  
 16 back up one second?  
 17 So looking at this one, it shows down  
 18 in the lower left that there was a split of  
 19 1.50 acres. What is that telling us?  
 20 THE WITNESS: He sold part of the 7.04  
 21 behind us to a Denolis Anderson and I want  
 22 to say Mr. Duran.  
 23 THE COURT: All right. And so is the  
 24 1.5 what was sold, or is that what remained?  
 25 THE WITNESS: That's what was sold from

1 *Eversole - Frazier (Redirect Examination)*  
 2 the 7.05.  
 3 THE COURT: All right. Okay. I see it  
 4 there now then. Okay. I see the acreage  
 5 under -- in the column for account data,  
 6 second entry from the bottom. All right.  
 7 Thank you.  
 8 BY MS. EVERSOLE:  
 9 **Q** And then -- so was this for the mobile  
 10 home in 2001?  
 11 **A Yes.**  
 12 **Q** And this -- this tax year is what?  
 13 **A 2002.**  
 14 **Q** And is this for the land?  
 15 **A That's for the land.**  
 16 **Q** Okay. And what's the acreage on here?  
 17 There we go. What's that?  
 18 **A 5.5 acres.**  
 19 **Q** Okay. And this one is for what year?  
 20 **A 2003.**  
 21 **Q** It's for the land?  
 22 **A Yes.**  
 23 **Q** Okay. I'm sorry, which year is this  
 24 for?  
 25 **A 2003.**

1 *Eversole - Frazier (Redirect Examination)*  
 2 Q And this is for the land?  
 3 A **Yes.**  
 4 Q And the acreage on it now? Here.  
 5 A **5.5.**  
 6 Q Is this one the mobile home for 2003?  
 7 A **Yes.**  
 8 Q This one is kind of hard to see.  
 9 A **2004.**  
 10 Q 2004.  
 11 Do you see --  
 12 A **5.54.**  
 13 Q 5.54 still?  
 14 A **Yes.**  
 15 Q Okay. All right. And then we have the  
 16 year 2005, the property, the land and the  
 17 acreage there?  
 18 A **5.54.**  
 19 **That's the mobile home, 2005.**  
 20 **2006.**  
 21 Q For the land?  
 22 A **Yes.**  
 23 Q Okay.  
 24 And we have 2006 for the mobile home?  
 25 A **Mobile home, yes.**

1 *Eversole - Frazier (Redirect Examination)*  
 2 Q And what year is this for?  
 3 A **2007.**  
 4 Q For the mobile home?  
 5 A **For the mobile home.**  
 6 **2007 for the property, 5.54 acres.**  
 7 **2008, the mobile home.**  
 8 **2008, land, 5.54.**  
 9 **2009, no address. This is when the**  
 10 **property -- we didn't get it as 122 Simmonsville**  
 11 **Road. It had nothing there. So something**  
 12 **happened between 2008 and 2009, but we still got**  
 13 **the taxes.**  
 14 Q That's on the land?  
 15 A **And that's the land.**  
 16 Q How many acres was it then?  
 17 A **The acres went to 5.79 instead of 5.54.**  
 18 Q Oh, okay.  
 19 A **That's the mobile home, 2009.**  
 20 Q And it's what you have in that  
 21 correspondence. Right?  
 22 A **That is correct.**  
 23 MS. EVERSOLE: All right. We would  
 24 move this into -- Plaintiff's Exhibit Number  
 25 3.

1 *Bolden-Lott - Frazier (Recross Examination)*  
 2 THE COURT: That would be three. Any  
 3 objection?  
 4 All right. Hearing none, offered and  
 5 received as Plaintiff's 3.  
 6 (Whereupon, Plaintiff's Exhibit  
 7 Number 3 was received into  
 8 evidence.)  
 9 MS. EVERSOLE: All right. I don't have  
 10 any other questions, Your Honor.  
 11 THE COURT: Any Recross,  
 12 Ms. Bolden-Lott?  
 13 MS. BOLDEN-LOTT: Yes. My husband is  
 14 trying to get my taxes uploaded. I did  
 15 actually send them, and they are part of the  
 16 proper court records, which shows the 7.05  
 17 on the amount of taxes that I've been  
 18 paying. I do have a question for  
 19 Ms. Frazier.  
 20 **RECCROSS EXAMINATION**  
 21 **BY MS. BOLDEN-LOTT:**  
 22 Q You mentioned and -- and the  
 23 information shows on the tax receipts that there  
 24 was a 5.54 land that was being assessed, and  
 25 then you said it changed to 5.79 in that

1 *Bolden-Lott - Frazier (Recross Examination)*  
 2 process.  
 3 A **Correct.**  
 4 Q Is that -- do you have a statement that  
 5 actually -- because it looks like your mobile  
 6 home was assessed a fee, and then you had the  
 7 5.54 and the 5.79 separate on the tax assessment  
 8 records. Is that correct?  
 9 A **That's incorrect.**  
 10 Q So you did -- you did get one full  
 11 statement that showed the property tax with the  
 12 mobile home in one?  
 13 A **Yes. We got separate taxes for the**  
 14 **land and for the mobile home.**  
 15 Q Okay, so that is my question.  
 16 Is -- was there a -- one statement that  
 17 showed the mobile home on the property itself  
 18 with one tax assessment? Or you're saying that  
 19 it came separately; it was a tax assessment for  
 20 the mobile home and then there was a tax  
 21 assessment for the 5.54 acreage?  
 22 MS. EVERSOLE: Is this the screen that  
 23 you're talking about?  
 24 Are we sharing it or did I turn it off?  
 25 That's the one that said 5.79.

1 *Bolden-Lott - Frazier (Recross Examination)*  
 2 THE WITNESS: Right. That's the  
 3 property.  
 4 You have to pay taxes on the mobile  
 5 home.  
 6 MS. BOLDEN-LOTT: Correct. Correct.  
 7 THE WITNESS: And you have to pay taxes  
 8 on the property, which is separate.  
 9 MS. BOLDEN-LOTT: Correct.  
 10 THE WITNESS: So we got two bills, so  
 11 we had to pay two bills each year - one for  
 12 the land, one for the mobile home.  
 13 BY MS. BOLDEN-LOTT:  
 14 **Q** Okay. So there was not a combined --  
 15 like normally, if you put a home or a mobile  
 16 home on a piece of property, you get a tax  
 17 statement acknowledging both.  
 18 **A I can't say whether you do or not. I'm**  
 19 **just telling you what we got.**  
 20 **Q** Yours -- yours came separate?  
 21 **A Correct.**  
 22 MS. BOLDEN-LOTT: Thank you.  
 23 THE COURT: Anything else,  
 24 Ms. Bolden-Lott?  
 25 MS. BOLDEN-LOTT: No. I'm still trying

1 *Bolden-Lott - Frazier (Recross Examination)*  
 2 to get the taxes loaded up. I'm having a  
 3 little technical difficulty putting that in,  
 4 but I --  
 5 THE COURT: Well, are those going to be  
 6 questions you ask Ms. Frazier, or is that  
 7 going to be evidence you put up?  
 8 MS. BOLDEN-LOTT: It's just evidence  
 9 that I'm going to submit.  
 10 THE COURT: Okay. All right. So -- so  
 11 that doesn't involve your questions for  
 12 Ms. Frazier then. Is that correct?  
 13 MS. BOLDEN-LOTT: No.  
 14 THE COURT: All right. So do you have  
 15 any more questions for Ms. Frazier?  
 16 MS. BOLDEN-LOTT: I do not, no.  
 17 THE COURT: All right. Thank you.  
 18 All right. Ms. Eversole?  
 19 MS. EVERSOLE: No more questions for  
 20 this witness. Thank you.  
 21 THE COURT: Okay.  
 22 Thank you, Ms. Frazier.  
 23 THE WITNESS: Yes, sir.  
 24 THE COURT: All right. Ms. Eversole  
 25 call your next witness.

1 *Eversole - Johnson (Direct Examination)*  
 2 MS. EVERSOLE: All right. Plaintiff  
 3 calls Darrell Thomas Johnson.  
 4 Darrell Thomas Johnson, Jr.,  
 5 having been produced and first duly sworn as a  
 6 witness, testified as follows:  
 7 DIRECT EXAMINATION  
 8 BY MS. EVERSOLE:  
 9 **Q** Good morning, Mr. Johnson.  
 10 **A Good morning.**  
 11 **Q** All right. Mr. Johnson --  
 12 **A Yes, ma'am.**  
 13 **Q** -- what is your occupation?  
 14 **A I'm a lawyer.**  
 15 **Q** How long have you been a lawyer?  
 16 **A Since April 1975.**  
 17 **Q** And what are your areas of practice?  
 18 **A I would say a general practice of -- it**  
 19 **may be an anachronism now, but a general**  
 20 **practice. I do primarily personal injury and**  
 21 **real estate.**  
 22 **Q** And -- and you've done that for how  
 23 many years?  
 24 **A Not quite 50 years.**  
 25 **Q** 50 years. And has that been in the

1 *Eversole - Johnson (Direct Examination)*  
 2 Beaufort County area for that 50 years?  
 3 **A Yes, ma'am. The 14th circuit,**  
 4 **primarily Beaufort County and -- and Jasper**  
 5 **County.**  
 6 **Q** Okay. And where did you get your  
 7 education?  
 8 **A University of South Carolina both**  
 9 **times.**  
 10 **Q** Okay. And your -- in your experience  
 11 in your practice, did you -- have you done real  
 12 estate closings and litigation?  
 13 **A Yes, ma'am.**  
 14 **Q** Have you litigated in quiet title  
 15 actions, partition actions involving adverse  
 16 possession?  
 17 **A I have.**  
 18 **Q** And how many have you done?  
 19 **A I would guess maybe something over a**  
 20 **hundred, maybe a couple of hundred.**  
 21 **Q** Okay. So it's fair to say you have  
 22 quite a bit of experience in the -- with the  
 23 various forms of adverse possession in  
 24 litigation?  
 25 **A Yes, ma'am.**

1 *Eversole - Johnson (Direct Examination)*  
 2 **Q** So is it fair to say that's just  
 3 scrivener's errors on that first paragraph?  
 4 **A** **Appears to be.**  
 5 **Q** Okay. All right.  
 6 **A** **And I'm --**  
 7 **Q** I'm looking for the date of the  
 8 conveyance on here.  
 9 **A** **October 15th, 1993.**  
 10 **Q** Okay. And it is recorded -- let's do  
 11 this one -- would that be 662 at 987?  
 12 **A** **Yes, ma'am.**  
 13 **Q** Okay. All right.  
 14 THE COURT: Are you offering this as  
 15 your Exhibit 9, Ms. Eversole?  
 16 MS. EVERSOLE: Yes, Your Honor, I am.  
 17 THE COURT: Ms. Bolden-Lott, any  
 18 objection to admitting the deed from Nelson  
 19 Hamilton to Jack and Clareth Brown that's  
 20 on the screen now as Exhibit 9?  
 21 MS. BOLDEN-LOTT: No, sir.  
 22 THE COURT: All right. Without --  
 23 without exception, offered and received as  
 24 Exhibit 9.  
 25 (Whereupon, Plaintiff's Exhibit

1 *Eversole - Johnson (Direct Examination)*  
 2 Number 9 was received into  
 3 evidence.)  
 4 BY MS. EVERSOLE:  
 5 **Q** All right. I'm going to show you our  
 6 next exhibit --  
 7 **A** **For what it's worth, and I'm probably a**  
 8 **terrible witness for saying this, but not only**  
 9 **is the description the same, but it also refers**  
 10 **to -- well, forgive me for interjecting that.**  
 11 **Please go ahead.**  
 12 **Q** Okay. All right. In the public  
 13 records is a deed of distribution in the estate  
 14 of Marie F. Bolden. Have you looked at that  
 15 deed of distribution? Am I --  
 16 **A** **Just recently, yes, ma'am. You sent it**  
 17 **to me, and I have reviewed it.**  
 18 MS. EVERSOLE: Okay. Can everybody see  
 19 the deed?  
 20 THE COURT: No.  
 21 Now I can.  
 22 BY MS. EVERSOLE:  
 23 **Q** Okay. All right. According to this  
 24 document, it is recorded in the public records  
 25 in Book 892 at 1268.

1 *Eversole - Johnson (Direct Examination)*  
 2 And can you describe, Mr. Johnson, what  
 3 this is?  
 4 **A** **It is a probate document called a deed**  
 5 **of distribution, which is something of a**  
 6 **misnomer, because title would have passed the**  
 7 **moment that Marie Bolden breathed her last. But**  
 8 **it is a document which purports to, I guess you**  
 9 **would say, document the inheritance of Fred**  
 10 **Bolden from Marie Bolden.**  
 11 **Q** Okay. What does this document show  
 12 that is the date of death for Marie Bolden?  
 13 **A** **September 27th, 1990.**  
 14 **Q** Okay. And in the swap deeds that you  
 15 have, the deed from Fred Bolden is from Fred  
 16 Bolden, sole heir at law of Marie Bolden. Is  
 17 that right?  
 18 **A** **Yes, ma'am.**  
 19 **Q** And your deeds you prepared in 1993.  
 20 So Marie Bolden was deceased at the time of when  
 21 you -- when you prepared the swap deeds. Is  
 22 that right?  
 23 **A** **Yes, ma'am.**  
 24 **Q** Okay.  
 25 **A** **She was deceased, but it pre --**

1 *Eversole - Johnson (Direct Examination)*  
 2 **predated this document.**  
 3 **Q** Okay. So if title passed upon her  
 4 death to her -- her son, the sole heir at law,  
 5 then at the time of the exchange of the swap  
 6 deeds, Mr. Bolden conveyed away his interest in  
 7 the property that was conveyed at that time,  
 8 those swap deeds?  
 9 **A** **Yes. It no longer -- it no longer**  
 10 **belonged to Marie -- or the estate of Marie**  
 11 **Bolden or Fred Bolden by the time this probate**  
 12 **document was generated.**  
 13 **Q** Okay. And does it have a date you see  
 14 when -- the year when this probate  
 15 administration was filed?  
 16 **A** **This document was -- appeared to have**  
 17 **been filed on October 3rd, 1996, and signed on**  
 18 **October 2nd, 1996.**  
 19 **Q** All right. So that's the date the deed  
 20 of distribution was signed and recorded.  
 21 **A** **Right.**  
 22 **Q** The case number would indicate that the  
 23 case was or the estate was filed in 1994. Would  
 24 that be correct?  
 25 **A** **That is correct.**

1 *Eversole - Johnson (Redirect Examination)*  
 2 **that it was that until the tax year probably**  
 3 **'97, after the 1996 deed of distribution was**  
 4 **filed.**

5 **Q** So if we pull that up, if we pull that  
 6 one up, this is an exhibit, Exhibit 10, the deed  
 7 of distribution of the estate of Marie Bolden.  
 8 And at the bottom of that, as I think you are --  
 9 what you just said is correct, it now is 600,  
 10 31, 23B, for Fred Bolden's lot, now Hamilton  
 11 lot.

12 **A Yes, ma'am.**

13 **Q** Okay. Now, just for clarity, the  
 14 7.05 acres or 7.04 acres in the swap, regardless  
 15 of the configuration, the acreage is the same,  
 16 whether it's a rectangle or a square.

17 **A Yes, ma'am.**

18 **Q** And the tax bills don't reflect the  
 19 dimensions of the parcels.

20 **A No, ma'am.**

21 **Q** So it's fair to say and understandable  
 22 that Ms. Lott would -- would think that the --  
 23 that her property is the square, when, in fact,  
 24 it -- it is the rectangle?

25 **A Sounds reasonable to me.**

1 *Eversole - Johnson (Redirect Examination)*

2 MS. EVERSOLE: Okay. But it appears  
 3 the tax assessor's records have been  
 4 confusing, to say the least, over time.

5 I think that concludes my questions.

6 THE COURT: All right. So,  
 7 Ms. Bolden-Lott, Ms. Eversole has now  
 8 completed her examination of the witnesses,  
 9 and it would now be your turn to put up your  
 10 case, although I do have a question of  
 11 Ms. Eversole, just to I make sure I haven't  
 12 missed something.

13 So when Mr. Brown passed away, there's  
 14 a deed of distribution from his estate to  
 15 Ms. Clareth Brown and to Ms. Debbie  
 16 Frazier. Then when Ms. Clareth Brown  
 17 passed away in 2020, was there an estate for  
 18 her?

19 MS. EVERSOLE: Oh, that was a question  
 20 I should have asked, but I did not, of  
 21 Ms. -- if I can recall Debbie Frazier to  
 22 answer that question.

23 THE COURT: All right.

24 Ms. Bolden-Lott, we're going to allow  
 25 Ms. Eversole to recall Ms. Frazier on this

1 *Eversole - Frazier (Continued Redirect Examination)*  
 2 limited point.

3 MS. BOLDEN-LOTT: Yes, sir.

4 CONTINUED REDIRECT EXAMINATION

5 BY MS. EVERSOLE:

6 **Q** All right. Ms. Frazier, when did your  
 7 mother pass away?

8 **A November 25th, 2020.**

9 **Q** All right. And has her estate been  
 10 probated?

11 **A No, for that property that -- no, to**  
 12 **answer your question.**

13 **Q** Okay.

14 **A I couldn't probate it, because it**  
 15 **didn't exist.**

16 **Q** Okay. So you couldn't probate the  
 17 estate, because there was no -- at that point in  
 18 time, no record of the property?

19 **A Exactly.**

20 **Q** All right.

21 **A And that's why I contacted the Beaufort**  
 22 **County assessor's office.**

23 **Q** Okay. That's how --

24 **A That's how the ball started rolling,**  
 25 **yes.**

1 *Eversole - Frazier (Continued Redirect Examination)*

2 MS. EVERSOLE: Okay. All right. I  
 3 don't have any other questions.

4 THE COURT: I -- I have one.

5 Ms. Frazier, do you have any brothers or  
 6 sisters?

7 THE WITNESS: No, sir. I'm an only  
 8 child.

9 THE COURT: You're the only child of --

10 THE WITNESS: From my mother, yes.

11 THE COURT: Okay. Got it. All right.

12 Thank you. All right.

13 Anything else, Ms. Eversole?

14 MS. EVERSOLE: No, Your Honor. We  
 15 rest.

16 THE COURT: All right.

17 Ms. Bolden-Lott, it is now your turn to  
 18 put up the evidence that you wish to put up.

19 MS. BOLDEN-LOTT: Well, I've  
 20 already included the tax assessment records  
 21 as well as the survey information in regards  
 22 to evidence that I wanted to submit.

23 THE COURT: Well, wait a minute. I  
 24 don't think -- I don't think we put the  
 25 survey in, but what you would need to do at

1 *Racquel Bolden-Lott (Testimony)*  
 2 this point, if you wish to testify, and you  
 3 certainly may testify, there's no one to ask  
 4 you questions, but you can testify, I would  
 5 ask that you raise your right hand.

6 Racquel Bolden-Lott,  
 7 having been produced and first duly sworn as a  
 8 witness, testified as follows:

9 THE COURT: All right. Ms. Bolden-Lott  
 10 you may now deliver your testimony, you  
 11 know, as the witness in this case.

12 MS. BOLDEN-LOTT: Okay. So the  
 13 information that I provided, the tax  
 14 records, substantiate that the property has  
 15 been covered and paid by myself as well as  
 16 my father prior to his death, which he  
 17 passed away in 2007.

18 Once he passed away in 2007, I began  
 19 paying the property taxes at that point and  
 20 have maintained the property up to this  
 21 point as well as the -- the tax payments.

22 I have a witness available here today,  
 23 my cousin, who also lives in the area and  
 24 who has maintained the property on my  
 25 behalf --

1 *Racquel Bolden-Lott (Testimony)*  
 2 MS. EVERSOLE: Objection. Objection.

3 THE COURT: Well, I mean, so,  
 4 Ms. Bolden-Lott --

5 MS. BOLDEN-LOTT: Yes.

6 THE COURT: -- you'll be allowed to  
 7 call your witness. You can't tell us what  
 8 your witness is going to say.

9 MS. BOLDEN-LOTT: Okay.

10 THE COURT: He has to do that  
 11 himself --

12 MS. BOLDEN-LOTT: Okay.

13 THE COURT: -- with you asking the  
 14 questions.

15 MS. BOLDEN-LOTT: Okay.

16 THE COURT: So we understand you're  
 17 going to call Mr. Green --

18 MS. BOLDEN-LOTT: Right.

19 THE COURT: -- but what you should do  
 20 now is testify to the things you can testify  
 21 to that you wish to have in the record.

22 MS. BOLDEN-LOTT: Okay.

23 THE COURT: And I will note that  
 24 your -- the tax receipts you mentioned were  
 25 offered and received in evidence. The

1 *Racquel Bolden-Lott (Testimony)*

2 survey document was not.

3 MS. BOLDEN-LOTT: Okay.

4 THE COURT: That doesn't mean that you  
 5 can't, but it hasn't been yet.

6 MS. BOLDEN-LOTT: Okay.

7 So what transpired is, prior to my  
 8 dad's death, my dad was going to sell some  
 9 of the property off. He was planning on  
 10 retiring and coming back to Florida. That  
 11 was his plan of action. And so he started  
 12 the ball rolling in dealing with that  
 13 information. He was getting the property  
 14 surveyed, which is the survey that I  
 15 actually submitted as evidence, to see  
 16 exactly, you know, what -- everything that  
 17 was going on. It's a requirement that you  
 18 have to have everything surveyed prior to  
 19 breaking up acreage and selling off the  
 20 properties.

21 My information that I obtained from my  
 22 father was that he was aware that Claretha  
 23 Brown was on his property. That was not a  
 24 secret. There was a relationship that he  
 25 had with Claretha Brown and Jack Brown.

1 *Racquel Bolden-Lott (Testimony)*

2 Jack Brown was actually one of his  
 3 biological cousins. So he was aware that  
 4 they were on the property. He was aware  
 5 that the trailer was on the property. He  
 6 still covered and paid the property taxes up  
 7 to that point. I began doing the same  
 8 thing.

9 The relationship that he had with  
 10 Claretha pretty much was that she could  
 11 remain on that property --

12 MS. EVERSOLE: Objection.

13 MS. BOLDEN-LOTT: -- until she passed  
 14 away or --

15 THE COURT: Wait a minute. Wait, wait,  
 16 wait, wait, wait, Ms. Bolden-Lott.  
 17 Ms. Eversole has objected to your testimony,  
 18 so I'm going to let her say what her  
 19 objection is, and we'll see what we do about  
 20 that.

21 MS. BOLDEN-LOTT: Okay.

22 MS. EVERSOLE: Her testimony is now  
 23 including hearsay. That goes to the --

24 MS. BOLDEN-LOTT: This is not hearsay.  
 25 This is actual information that I got from

1 *Racquel Bolden-Lott (Testimony)*  
 2 my father.  
 3 THE COURT: Well, right --  
 4 MS. EVERSOLE: That's hearsay.  
 5 THE COURT: -- but, Ms. Bolden-Lott,  
 6 hearsay is when one person testifies about  
 7 what a different person said that isn't in  
 8 court. So to the extent that you are  
 9 offering testimony to say what your father  
 10 said, that is, in fact, hearsay, and I would  
 11 have to sustain that objection.  
 12 MS. BOLDEN-LOTT: After my father's  
 13 death, I went to South Carolina and had a  
 14 conversation with Clareth Brown concerning  
 15 this property. She knew the situation that  
 16 he was on the property --  
 17 MS. EVERSOLE: Objection, hearsay.  
 18 MS. BOLDEN-LOTT: This is not hearsay.  
 19 I had a conversation with her.  
 20 THE COURT: Well, again, you're --  
 21 you're testifying about what some other  
 22 person said.  
 23 MS. BOLDEN-LOTT: To myself.  
 24 THE COURT: Right.  
 25 MS. BOLDEN-LOTT: So I can't make that

1 *Racquel Bolden-Lott (Testimony)*  
 2 statement either?  
 3 THE COURT: No, because Ms. Brown is  
 4 not here to testify on her own and be cross  
 5 examined, and Ms. Brown is not a party to  
 6 this case.  
 7 MS. BOLDEN-LOTT: Okay. So how would  
 8 you want me to word that then? I mean, I'm  
 9 speaking my truth in regards to what  
 10 transpired and what happened and how we got  
 11 to where we are today. I don't know any  
 12 other way to say that but to say what is the  
 13 truth.  
 14 THE COURT: Well, and understood. But  
 15 there are evidence rules that we're all  
 16 governed by here, and one of them is the  
 17 hearsay rule; that says one person, except  
 18 under certain circumstances, which I don't  
 19 think we have here, can't testify about what  
 20 a person other than the -- what some other  
 21 person said.  
 22 MS. BOLDEN-LOTT: Okay.  
 23 So my father maintained the property  
 24 that the trailer was on, which encompasses  
 25 the 7.5 acres of property, which is the

1 *Racquel Bolden-Lott (Testimony)*  
 2 property that my father had been paying the  
 3 property taxes on as well as myself.  
 4 Like I stated before, there was a  
 5 survey completed prior to his death, which  
 6 is -- I would like to enter that as  
 7 evidence, which shows that the property  
 8 lines do incorporate the 1.78 acres that is  
 9 in question.  
 10 THE COURT: All right. So you  
 11 previously had that document up. Everyone  
 12 saw it. Do you have an objection to  
 13 Ms. Bolden-Lott's offer of the survey as her  
 14 Exhibit Number 2, Ms. Eversole?  
 15 MS. EVERSOLE: Yes, sir, I do have an  
 16 objection to it, because it's not a  
 17 completed survey. It is a drawing. It's  
 18 not signed by a surveyor, it's not complete,  
 19 and it's not a survey. So, yes, I object to  
 20 it coming into evidence, certainly  
 21 characterized as a survey.  
 22 MS. BOLDEN-LOTT: Can I characterize it  
 23 as a drawing that my -- that my father  
 24 obtained from an architecture or from  
 25 someone who does surveying at the time that

1 *Racquel Bolden-Lott (Testimony)*  
 2 he was beginning to sell off lots? That was  
 3 his main objective, but of course he passed  
 4 away, so that never transpired.  
 5 THE COURT: Well, I'm going to go ahead  
 6 and admit Ms. Bolden-Lott's document as  
 7 Number 2.  
 8 So -- so, Ms. Bolden-Lott, it is in  
 9 evidence.  
 10 MS. BOLDEN-LOTT: Thank you.  
 11 (Whereupon, Defendant's Exhibit  
 12 Number 2 was received into  
 13 evidence.)  
 14 MS. EVERSOLE: Can we put it back on  
 15 the screen, please?  
 16 THE COURT: All right.  
 17 And so now, Ms. Bolden-Lott, you'll  
 18 have to unmute yourself.  
 19 MS. BOLDEN-LOTT: I'm sorry, I didn't  
 20 realize that I had muted myself.  
 21 THE COURT: Okay. So we didn't hear --  
 22 if you've been talking for the past minute  
 23 or so, we didn't hear anything that you --  
 24 MS. BOLDEN-LOTT: I'm sorry.  
 25 So this is the drawing slash

1 *Racquel Bolden-Lott (Testimony)*  
 2 uncertified surveying process that my father  
 3 got done, which shows and includes the  
 4 easement. It includes the -- the acreage  
 5 itself, and it's from Simmonsville Road, and  
 6 it also incorporates the information which  
 7 shows the 1.78 as part of the 7.05 acreage  
 8 that we have been paying property taxes on,  
 9 which is recorded as 23B in the tax  
 10 assessor's office.  
 11 THE COURT: Okay. I've gone ahead and  
 12 admitted that as your Exhibit Number 2.  
 13 (Whereupon, Plaintiff's Exhibit  
 14 Number 2 was marked for  
 15 identification.)  
 16 MS. BOLDEN-LOTT: So I would like to  
 17 incorporate my affidavit as well.  
 18 MS. EVERSOLE: I object. We have  
 19 testimony.  
 20 THE COURT: Well, yeah, so  
 21 Ms. Bolden-Lott, I mean, if you want the  
 22 statements that are in your affidavit in the  
 23 record, you can -- you can give them now.  
 24 MS. BOLDEN-LOTT: Okay.  
 25 THE COURT: And then to the extent that

1 *Racquel Bolden-Lott (Testimony)*  
 2 Ms. Eversole has any objection about any of  
 3 them, we'll deal with that as she makes one.  
 4 MS. BOLDEN-LOTT: Okay.  
 5 I, Racquel Bolden-Lott, am over the age  
 6 of 18, and I have personal knowledge of the  
 7 matters stated here and that I will be  
 8 discussing here today.  
 9 I am the daughter and heir of the late  
 10 Fred A. Bolden, who is deceased. He died on  
 11 April 1st of 2007 in Bluffton, South  
 12 Carolina.  
 13 My father, Fred A. Bolden, and the late  
 14 Jack Brown, Jr., were cousins. Jack Brown,  
 15 Jr., died on May 27th, 1999, in Bluffton,  
 16 South Carolina.  
 17 During his life, my father, Fred A.  
 18 Bolden, was the owner of 7.05 acres of real  
 19 property with the address of 2 Billings --  
 20 Billy Simmons Drive, Bluffton, Beaufort  
 21 County, South Carolina 29910. This 7.05  
 22 acres is described in the Complaint filed in  
 23 the above lawsuit.  
 24 My father, Fred A. Bolden, gave  
 25 permission to --

1 *Racquel Bolden-Lott (Testimony)*  
 2 MS. EVERSOLE: Objection. Hearsay.  
 3 THE COURT: Okay. So to the extent --  
 4 that kind of comes back to what we discussed  
 5 before.  
 6 MS. BOLDEN-LOTT: Okay. I'll reword  
 7 it.  
 8 THE COURT: Okay.  
 9 MS. BOLDEN-LOTT: My father was aware  
 10 that Jack Brown, Jr., and Claretha Brown  
 11 placed a mobile home on a small portion of  
 12 the real property which incorporated the  
 13 7.05 acreage. They --  
 14 MS. EVERSOLE: Objection. Her  
 15 statement that her father was aware of  
 16 anything is hearsay, and I object.  
 17 THE COURT: It -- it is, but just to  
 18 make this -- I'm going to go ahead and allow  
 19 it. I mean, I had already read the  
 20 affidavit, so I'm going to go ahead and  
 21 allow it.  
 22 Go ahead, Ms. Bolden-Lott.  
 23 MS. BOLDEN-LOTT: Okay. Which  
 24 incorporates the 1.78 acres of the address,  
 25 which is 2 Billy Simmons Drive, Bluffton

1 *Racquel Bolden-Lott (Testimony)*  
 2 South Carolina 29910.  
 3 The seven -- the, excuse me, 1.78 acres  
 4 is also described in the Complaint of this  
 5 lawsuit.  
 6 After Jack Brown died on May 27th,  
 7 1999, I don't want to say gave permission,  
 8 because you already told me that I could not  
 9 say that. So Claretha Brown continued to  
 10 live in the mobile home on the 1.78 acres.  
 11 Based on my knowledge, Debbie Frazier  
 12 has never resided on a continuous basis with  
 13 Jack Brown, Jr., and Claretha Brown in the  
 14 mobile home on the 1.78 acres.  
 15 Based on my knowledge, Debbie Frazier  
 16 has never resided on a continuous basis with  
 17 her mother, Claretha Brown, after Jack  
 18 Brown, Jr.'s death in the mobile home on the  
 19 1.78 acres.  
 20 Based on my knowledge, at the time of  
 21 my father's -- Fred A. Bolden acknowledged  
 22 Jack Brown, Jr., as his cousin and Claretha  
 23 Brown on the mobile home of 1.78 acres,  
 24 Debbie Frazier was residing in Savannah,  
 25 Georgia.

1 *Racquel Bolden-Lott (Testimony)*  
 2 After the death of Fred A. Bolden in  
 3 April of 2007, I, Racquel Bolden-Lott,  
 4 allowed Clareth Brown to continue to reside  
 5 in the mobile home on the 1.78 acres.  
 6 The mobile home has remained vacant  
 7 from -- from the time to the present. There  
 8 has not been a consistent individual living  
 9 in the property.  
 10 On November 25th, 2020, Clareth Brown  
 11 died in Savannah, Georgia, while residing  
 12 with her daughter, Debbie Frazier.  
 13 MS. EVERSOLE: Objection.  
 14 MS. BOLDEN-LOTT: After the death of --  
 15 Excuse me?  
 16 MS. EVERSOLE: Lack of personal  
 17 knowledge.  
 18 MS. BOLDEN-LOTT: This information  
 19 is factual information, ma'am.  
 20 THE COURT: Wait a minute, ma'am.  
 21 Actually, I think Ms. Frazier testified to  
 22 that, didn't she?  
 23 MS. BOLDEN-LOTT: She did.  
 24 MS. EVERSOLE: No, no, no. I object.  
 25 It was her grandmother that was in Savannah,

1 *Racquel Bolden-Lott (Testimony)*  
 2 not her mother.  
 3 MS. BOLDEN-LOTT: I have the obituary  
 4 which states that, if you would like for me  
 5 to incorporate that.  
 6 THE COURT: Well, no, I don't want the  
 7 obituary. I thought -- I mean, I understand  
 8 that Ms. Frazier's grandmother was also in  
 9 Savannah. But I -- I don't think that what  
 10 Ms. Bolden-Lott testified to is inconsistent  
 11 with what's already been said, so I'll allow  
 12 that. I don't know that . . .  
 13 So go ahead.  
 14 MS. BOLDEN-LOTT: Okay.  
 15 After the death of my father, Fred A.  
 16 Bolden, I, Racquel Bolden-Lott, paid my  
 17 cousin Joe Louis, Jr., to mow the lawn and  
 18 move trash from the entire 7.05 acreage.  
 19 From the date of my father's death till  
 20 present, I, Racquel Bolden-Lott, have paid  
 21 annual property taxes for the entire 7.05  
 22 acreage, and I have, you know, included that  
 23 as an exhibit, as a copy of the receipts  
 24 showing my payment of property taxes over  
 25 the years.

1 *Racquel Bolden-Lott (Testimony)*  
 2 THE COURT: All right. Anything else,  
 3 Ms. Bolden-Lott?  
 4 MS. BOLDEN-LOTT: No.  
 5 I would like to call my witness, if I  
 6 may.  
 7 THE COURT: Well, I mean, are -- you'll  
 8 get to do that --  
 9 MS. BOLDEN-LOTT: Okay.  
 10 THE COURT: -- but are you finished  
 11 testifying?  
 12 MS. BOLDEN-LOTT: Oh, am -- I'm sorry,  
 13 I didn't understand what you were saying.  
 14 In regards to the property?  
 15 THE COURT: Well, I mean, you've --  
 16 you've testified as a witness here.  
 17 MS. BOLDEN-LOTT: Yes.  
 18 THE COURT: Have you said that -- all  
 19 the things you wish to say at this point?  
 20 MS. BOLDEN-LOTT: Oh, okay.  
 21 I would like to say that this property  
 22 has been in my family since 1945, and it  
 23 came from William Simmons, who was my great  
 24 grandfather. Nelson Hamilton, who was the  
 25 brother to Marie Bolden, is the individual

1 *Racquel Bolden-Lott (Testimony)*  
 2 who sold the property to Clareth and Jack  
 3 Brown.  
 4 The 7.05 acreage that we have  
 5 continually paid taxes on has never been  
 6 divided or sold, any acreage of that.  
 7 I know they've made statements that --  
 8 you know, information where one person may  
 9 have not been on the right parcel versus the  
 10 other person not taking on the other parcel.  
 11 But as Ms. Eversole stated, it doesn't  
 12 change the acreage itself.  
 13 So -- and I know based on the testimony  
 14 of what Ms. Frazier stated that there have  
 15 been several sales of the lots, some by  
 16 her -- her -- her father, stepfather,  
 17 mother, as well as herself.  
 18 So there's -- there has not been a  
 19 change in the 7.5 acres that we have  
 20 maintained and continue to pay taxes on, the  
 21 property itself.  
 22 I also want to state that this  
 23 situation, which attorney Eversole stated  
 24 has been an ongoing problem for the last 30  
 25 to 35 years, I was unaware of any of that,

1 *Racquel Bolden-Lott (Testimony)*

2 that there was an issue or concern in  
3 regards to the property. When it was  
4 divided accordingly and Nelson decided to  
5 sell his portion of it, that's what  
6 happened.

7 I'm kind of perplexed and not really  
8 understanding why it took this long if there  
9 was an issue or concern with the ownership  
10 of the property. Both of her parents lived  
11 on the property with no issues or concerns.

12 MS. EVERSOLE: Your Honor, I'm going to  
13 have to object. She's argumentative now.  
14 She's just making a statement.

15 MS. BOLDEN-LOTT: I'm not  
16 argumentative.

17 MS. EVERSOLE: She's just making a  
18 statement.

19 THE COURT: Wait. Wait,  
20 Ms. Bolden-Lott.

21 I mean, she's, you know, testifying as  
22 to her recollection on these things. And so  
23 I'm -- I'm not -- I'm going to go ahead and  
24 allow it.

25 So go ahead, Ms. Bolden-Lott.

1 *Racquel Bolden-Lott (Testimony)*

2 MS. BOLDEN-LOTT: Okay. I'm trying to  
3 re-gather myself and get my train of thought  
4 of what I was saying. Just give me a  
5 moment.

6 So, like I stated before, the property  
7 has always been intact. I spent my summers  
8 growing up on this property. There was  
9 never an indication that there was any  
10 portion of the 7.5 that had been separated  
11 from my father.

12 And the -- the information that has --  
13 that has been presented, you know, within  
14 this lawsuit came as a total shock to me.  
15 No information was ever discussed with me  
16 that there was a recollection of a problem  
17 or an ongoing feud, so to speak, in regards  
18 to this property. I was never acknowledged  
19 of any of that.

20 My father and most of his family  
21 members in that area had very good  
22 relationships. They looked out for one  
23 another. It was nothing for somebody to  
24 come and move a mobile home on your property  
25 and stay there. That's just what they did.

1 *Racquel Bolden-Lott (Testimony)*

2 And he -- he maintained the property.  
3 He continued to pay the property taxes, you  
4 know, during that period when there had been  
5 several family members that had done the  
6 same thing in the past and lived on the  
7 property until their demise, so that that  
8 was just what he did.

9 The information that they're  
10 acknowledging as far as with her mom and  
11 herself, the mother never brought an issue  
12 or concern to my father that she wanted to  
13 get anything done in regards to the property  
14 or that she was in a conflict with him.

15 MS. EVERSOLE: I'm going to object on a  
16 lack of personal knowledge on what Clarethia  
17 did with her father or said to her father.

18 MS. BOLDEN-LOTT: I didn't say her  
19 father. I'm saying my father. I didn't say  
20 her father.

21 THE COURT: Right, we got all that.  
22 So, yeah, that's probably getting a little  
23 far afield, but I --

24 MS. BOLDEN-LOTT: Okay.

25 MS. EVERSOLE: I have to make my legal

1 *Racquel Bolden-Lott (Testimony)*

2 objections to preserve it.

3 THE COURT: No, no. And you've made  
4 it, and I've sustained that one.

5 MS. BOLDEN-LOTT: So in closing, from  
6 my personal testimony, I would like to go on  
7 record that my knowledge and understanding  
8 is that the property, the 7.05 acreage that  
9 belonged to my father, Fred A. Bolden, at  
10 the time his death, has -- and I became a  
11 heir of, does incorporate the 1.78 acreage  
12 that Ms. Frazier is seeking to obtain and  
13 that we've maintained and paid property  
14 taxes on that property for the extended  
15 period of time from the time that my  
16 grandmother became the owner and then, like  
17 I stated, passed down to my father and then  
18 now to myself.

19 THE COURT: Okay. All right.

20 Then at this point, Ms. Bolden-Lott,  
21 Ms. Eversole gets to cross examine you on  
22 your testimony.

23 MS. BOLDEN-LOTT: Yes, sir.

24 THE COURT: All right. Ms. Eversole.

25 CROSS EXAMINATION

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 BY MS. EVERSOLE:  
 3 **Q** All right, Ms. Lott --  
 4 **A Bolden-Lott.**  
 5 **Q** Bolden-Lott. Do you have a hyphen in  
 6 there?  
 7 **A I do.**  
 8 **Q** You do, okay. Well, my apologies.  
 9 **A No problem.**  
 10 **Q** All right. Where do you reside?  
 11 **A I am a resident of Jacksonville,**  
 12 **Florida, 1925 North Laurel Street 32206.**  
 13 **Q** And do you work in Florida?  
 14 **A I do. I am employed with the Internal**  
 15 **Revenue Service, 39 years as a Federal**  
 16 **Government tax law specialist.**  
 17 **Q** Okay. And you've been working out of  
 18 Florida this -- this -- while you've been  
 19 employed by the IRS?  
 20 **A I have -- I work all over the country.**  
 21 **It depends on if I'm on an assignment that**  
 22 **requires me to travel. So I do have travel --**  
 23 **what should I say, travel privileges or**  
 24 **whatever. So yes, I can -- some -- New Orleans,**  
 25 **California.**

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 **Q** Okay. All right. So you work around  
 3 the country, and you reside in Florida.  
 4 **A Yes.**  
 5 **Q** Where were you raised?  
 6 **A I was raised in Jacksonville, Florida,**  
 7 **but my summers I was raised in Bluffton, South**  
 8 **Carolina. That's where I spent my summers at.**  
 9 **Q** And at what address?  
 10 **A It would have been at that time 116, I**  
 11 **want to say Summerville Road was the address.**  
 12 **They recently changed the address to 2**  
 13 **Billingsly Simmons Road, but it used to be**  
 14 **Summerville, if I'm not mistaken.**  
 15 **Q** Okay. So there was a house on this  
 16 property.  
 17 **A Yes.**  
 18 **Q** Is that house still there?  
 19 **A It is, but it's not -- it's vacant.**  
 20 **Q** Okay. If you would, please, put  
 21 this -- your Exhibit Number 2 back on the  
 22 screen.  
 23 All right.  
 24 I know it's kind of hard to read from  
 25 there. I would like -- I can't even point to it

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 on there. In the lower -- it's now in the lower  
 3 left-hand corner. It's sideways, so maybe if  
 4 you could turn it -- maybe you couldn't turn it  
 5 before. Can you turn it so you can read it?  
 6 No, not there. Go the other direction. There  
 7 you go. No, no, stop. Right. Okay. That's  
 8 good.  
 9 See where it says "Waste Management"?  
 10 **A Yes.**  
 11 **Q** Okay. And do you see the typed  
 12 information that is to the lower right of that  
 13 Waste Management writing? There we go. No, the  
 14 other way. Other way. Yeah.  
 15 **A Where it says 7.08 acres?**  
 16 **Q** Yes.  
 17 **A Yes.**  
 18 **Q** Whole thing.  
 19 **A "Includes out parcels and easement."**  
 20 **Q** So the 7.08 acres includes the out  
 21 parcels and easement.  
 22 Do you know what the out parcels are?  
 23 **A I do not.**  
 24 **Q** Do you see the three, like -- the  
 25 cutouts -- how do I say this -- you've got a

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 heavy dotted typed line that goes around two  
 3 mobile homes and a -- like a road going into one  
 4 of them. Right in front of you, the piece right  
 5 in front of you. It's like a square that is  
 6 divided into three separate pieces, sort of.  
 7 **A Well, I -- I see the squares, if that's**  
 8 **what you're asking me.**  
 9 **Q** Well, there's rectangles. There's  
 10 three rectangles within --  
 11 **A No, I'm saying I see what you're -- the**  
 12 **rectangular and the squares that are kind of**  
 13 **intertwined together, I see that.**  
 14 **Q** Okay. Those are out parcels. The  
 15 7.08 acres "includes out parcels and easements."  
 16 So in that calculation of acreage is  
 17 included as property that obviously isn't part  
 18 of what the surveyor was saying is your father's  
 19 property.  
 20 Now, if you move back over to -- move  
 21 it -- move it to the -- I guess towards the  
 22 right. Move it towards the right. I'm sorry,  
 23 up more -- no, the other way. I guess down  
 24 more. All right, stop right there.  
 25 Right in the middle, it says,

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 "5.58 acres - includes 30-foot easement."  
 3 So this survey is saying your father's  
 4 property is 5.58 acres.  
 5 If your father had ever sold any  
 6 property out, how would he only have 5.58 acres?  
 7 **A I have no idea. But according to my**  
 8 **information and the records that I have, there**  
 9 **was no selling that transpired from his date of**  
 10 **death up until I maintained the property.**  
 11 **Q** So that means that this document is, in  
 12 your mind, not accurate or is not accurate. It  
 13 is not accurate.  
 14 **A All I can say is this is the**  
 15 **information that he provided to me, and it**  
 16 **was in the records of --**  
 17 **Q** I'm asking you -- I'm just asking you  
 18 to answer. It's a thought process.  
 19 **A Well, the question that you're asking**  
 20 **me, I'm not an expert when it comes to survey**  
 21 **information, so I can't acknowledge and state**  
 22 **whether this survey information is correct,**  
 23 **accurate, and complete.**  
 24 **I'm acknowledging that this is the**  
 25 **survey that was incorporated in his records**

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 **prior to his death, and it was what he was**  
 3 **utilizing prior to his death to determine**  
 4 **whether or not he was going to sell off certain**  
 5 **acreage of the property. I can confirm that.**  
 6 **Q** That doesn't make it correct.  
 7 **A And it doesn't make it incorrect.**  
 8 **Because like I stated before, I am not an expert**  
 9 **when it comes to survey processes. I am only**  
 10 **acknowledging this information, because this is**  
 11 **what was left in his records, and the**  
 12 **information on top of the records stated that**  
 13 **the survey was done for the purpose of him**  
 14 **deciding on whether or not he was going to sell**  
 15 **off certain lots of the property.**  
 16 **And I saw on the survey that it**  
 17 **actually incorporated and showed my ex-cousin,**  
 18 **who is now deceased, her mobile home as well as**  
 19 **the acreage on the other mobile home which**  
 20 **incorporated the 1.78 acres, which is the reason**  
 21 **why I submitted it.**  
 22 **Q** So you're taking it as being factually  
 23 correct.  
 24 **A I'm taking it as being that he went to**  
 25 **someone and got a survey, and this is what they**

1 *Eversole - Bolden-Lott (Cross Examination)*  
 2 **provided to him. I can not negate whether it's**  
 3 **correct or incorrect, ma'am.**  
 4 MS. EVERSOLE: All right. Okay.  
 5 I don't have any other questions for  
 6 Ms. Bolden-Lott.  
 7 THE COURT: All right.  
 8 Ms. Bolden-Lott, that has completed the  
 9 cross-examination. If there's anything  
 10 you'd like to add before you call your  
 11 witness, this would be the time to do it.  
 12 MS. BOLDEN-LOTT: No, I don't have  
 13 anything else to add.  
 14 THE COURT: All right. Then if you  
 15 have a witness, now would be the time for  
 16 you to call your witness.  
 17 MS. BOLDEN-LOTT: Okay. I would like  
 18 to call Mr. Joe Louis Green, Jr.  
 19 Joe Louis Green, Jr.,  
 20 having been produced and first duly sworn as a  
 21 witness, testified as follows:  
 22 THE COURT: All right.  
 23 Ms. Bolden-Lott.  
 24 DIRECT EXAMINATION  
 25 BY MS. BOLDEN-LOTT:

1 *Bolden-Lott - Green (Direct Examination)*  
 2 **Q** Hi.  
 3 **A Hi, how're you doing?**  
 4 **Q** I'm doing great.  
 5 Joe Louis, can you tell me your full  
 6 name, your address of record, and how old you  
 7 are?  
 8 **A My full name is Joe Louis Green, Jr.,**  
 9 **63 years old, about to be 64 in October. I live**  
 10 **on 203 Buck Island Road, which is a half a mile**  
 11 **from Simmonsville Road.**  
 12 **Q** Okay. And what is your relationship  
 13 with Mr. Fred A. Bolden, who is now deceased?  
 14 **A That's my cousin.**  
 15 **Q** Okay. And do you --  
 16 **A Our dads is related to each other.**  
 17 **Q** Okay. And can you confirm that he died  
 18 on April 1st of 2007?  
 19 **A Yes. I'm the one that found him dead.**  
 20 **Yeah.**  
 21 **Q** Okay. Okay. And are you also related  
 22 to the late Jack Brown, Jr.?  
 23 **A Yes. He is my cousin also.**  
 24 **Q** Okay. And can you confirm that he died  
 25 on May 27, 1999, in Bluffton, South Carolina?

1 *Bolden-Lott - Green (Direct Examination)*  
 2 **A Yes.**  
 3 **Q** Okay. Okay. During the timeframe  
 4 of -- well, let me ask you this. How long have  
 5 you lived in Bluffton, South Carolina?  
 6 **A Oh my -- oh my gosh, most all my life.**  
 7 **Q** Okay. Okay. And have you lived in the  
 8 same area that -- where you are currently now?  
 9 **A Yes.**  
 10 **Q** Okay. And prior to you becoming the  
 11 owner of that property, was that heir property  
 12 from your family line as well?  
 13 **A Yes.**  
 14 **Q** Okay. And who did you inherit that  
 15 property from?  
 16 **A My father.**  
 17 **Q** Okay. And what is his name?  
 18 **A Joe Louis Green.**  
 19 **Q** Okay. And is he related to Fred A.  
 20 Bolden?  
 21 **A Yes.**  
 22 **Q** Okay. And how?  
 23 **A By his father.**  
 24 **Q** Okay. So in the understanding that we  
 25 have, Fred A. Bolden was the owner of the real

1 *Bolden-Lott - Green (Direct Examination)*  
 2 property with the address currently which is  
 3 called 2 Billy Simmons Drive, Bluffton, Beaufort  
 4 County, South Carolina 29910. Is that correct?  
 5 **A Yes.**  
 6 **Q** Okay. And do you have knowledge of --  
 7 or should I say, had you physically seen Jack  
 8 Brown, Jr., prior to his death and Clareth  
 9 Brown live in the mobile home that's in question  
 10 on the real property of the 1.78 acres?  
 11 **A Yes.**  
 12 **Q** Okay.  
 13 **A Yes.**  
 14 **Q** After Jack Brown died on May 27th of  
 15 1999, who resided in that property after his  
 16 death, to your knowledge?  
 17 **A Miss -- Miss Clareth.**  
 18 **Q** Okay, Miss Clareth Brown. She  
 19 continued to live in the mobile home on the  
 20 portion of the real property. Is that correct?  
 21 **A Yes.**  
 22 **Q** Okay.  
 23 **A Yes.**  
 24 **Q** Based on your knowledge of living less  
 25 than a mile from 2 Billy Simmons Drive, had you

1 *Bolden-Lott - Green (Direct Examination)*  
 2 ever had any knowledge that Debbie Frazier had  
 3 resided on a continuous basis on that property?  
 4 **A No. She never -- she never reside**  
 5 **there.**  
 6 MS. EVERSOLE: I'm sorry. I'm not able  
 7 to see Mr. Green. I don't know why.  
 8 (Off the record.)  
 9 THE COURT: MS. Bolden-Lott.  
 10 MS. BOLDEN-LOTT: Okay. So are we good  
 11 to continue?  
 12 THE COURT: Yes.  
 13 BY MS. BOLDEN-LOTT:  
 14 **Q** So based on your knowledge of living  
 15 less than a mile from 2 Billy Simmons Drive at  
 16 the time of Fred A. Bolden's deceasement, you  
 17 were stating that Clareth Brown was residing in  
 18 the mobile home on the small portion of the real  
 19 property. Is that correct?  
 20 MS. EVERSOLE: I think he's frozen  
 21 again. Yeah, I think he is frozen.  
 22 BY MS. BOLDEN-LOTT:  
 23 **Q** Joe?  
 24 **A Yes. That's correct.**  
 25 BY MS. BOLDEN-LOTT:

1 *Bolden-Lott - Green (Direct Examination)*  
 2 **Q** Okay. For some reason you keep --  
 3 you're getting like delays and then, like, it  
 4 keeps freezing in and out. It's probably the  
 5 internet connection.  
 6 **A I can see everybody. I can see.**  
 7 **Q** Yeah.  
 8 **A The connection here -- I'm sorry.**  
 9 **Q** That's okay. It's not your fault.  
 10 THE COURT: Ms. Bolden-Lott would you  
 11 ask that question just so we can make sure  
 12 that the answer we got was actually to your  
 13 question.  
 14 MS. BOLDEN-LOTT: Okay.  
 15 BY MS. BOLDEN-LOTT:  
 16 **Q** So based on your knowledge of living  
 17 less than a mile from 2 Billy Simmons Drive at  
 18 the time of Fred Andre Bolden's death, Clareth  
 19 Brown was residing in the mobile home on the  
 20 small portion of the real property that's in  
 21 question, the 1.78. Is that correct?  
 22 **A Yes, that's correct.**  
 23 **Q** Okay. And to your understanding, at  
 24 the time of my father's death and the time that  
 25 Clareth Brown was living in that property

1 *Bolden-Lott - Green (Direct Examination)*  
 2 Debbie Frazier was residing in Savannah,  
 3 Georgia?  
 4 **A Yes.**  
 5 **Q** Okay. Based on your knowledge of  
 6 living less than two miles from 2 Billy Simmons  
 7 Drive after the death of my father, Fred Bolden,  
 8 in April 2007, I myself, Racquel Bolden-Lott,  
 9 allowed you to take up the grounds of the  
 10 property, and you maintained the property on my  
 11 behalf. Correct?  
 12 MS. EVERSOLE: Objection. Leading  
 13 question.  
 14 MS. BOLDEN-LOTT: Excuse me? Leading  
 15 question?  
 16 THE COURT: I'll allow it. I mean, it  
 17 was a little -- kind of a long question, but  
 18 I mean, as I understand it, the question  
 19 was, if I can rephrase it for you,  
 20 Ms. Bolden-Lott, at some point you asked  
 21 Mr. Green to look after the property for  
 22 you.  
 23 MS. BOLDEN-LOTT: Yes.  
 24 THE COURT: All right.  
 25 BY MS. BOLDEN-LOTT:

1 *Bolden-Lott - Green (Direct Examination)*  
 2 **Q** Is that correct?  
 3 **A Yes.**  
 4 **Q** Okay. Based on my knowledge -- or,  
 5 well, based on your knowledge, I'm sorry, of  
 6 living less than a mile from 2 Billy Simmons  
 7 Drive in early March of 2020 at the beginning of  
 8 the pandemic, were you with the knowledge that  
 9 Debbie Frazier transferred her ill mother,  
 10 Ms. Claretha Brown, to Savannah, Georgia, with  
 11 her?  
 12 MS. EVERSOLE: Objection. These are  
 13 leading questions.  
 14 THE COURT: Well --  
 15 MS. BOLDEN-LOTT: Okay. I'm sorry -- I  
 16 don't know how else to ask the questions.  
 17 THE COURT: I mean, you know,  
 18 Ms. Eversole, that's true, they are. But  
 19 there's not a jury here, and I can probably  
 20 sort out what I need to. So go ahead,  
 21 Ms. Lott.  
 22 MS. BOLDEN-LOTT: I'm sorry.  
 23 THE COURT: That's all right.  
 24 BY MS. BOLDEN-LOTT:  
 25 **Q** Okay. To your understanding -- or

1 *Bolden-Lott - Green (Direct Examination)*  
 2 should I say to your knowledge, do you know  
 3 whether or not anyone was living in the home of  
 4 Claretha Brown after she resided with Ms. Debbie  
 5 Frazier during her illness?  
 6 **A Nobody. Nobody was occupying the**  
 7 **property.**  
 8 **Q** Okay. After the death of Claretha  
 9 Brown in November of 2020, is it your  
 10 understanding that Debbie Frazier visited the  
 11 mobile home and made landscaping improvements;  
 12 however, Debbie Frazier has never consistently  
 13 resided in the mobile home? Is that your  
 14 understanding?  
 15 **A Yes.**  
 16 **Q** Okay. After the death of my father,  
 17 Fred Andre Bolden, myself, Racquel Bolden-Lott,  
 18 came to the property, and there was no  
 19 indication of information showing that anyone  
 20 was living in the property on the 1.78 of the  
 21 mobile home. Is that your understanding?  
 22 **A Yes.**  
 23 MS. BOLDEN-LOTT: No further questions.  
 24 THE COURT: All right. Mr. Green, now  
 25 Ms. Eversole is going to ask you some

1 *Eversole - Green (Cross Examination)*  
 2 questions, which she is entitled to do. So  
 3 Ms. Eversole.  
 4 THE WITNESS: Okay, no problem, sir.  
 5 CROSS EXAMINATION  
 6 BY MS. EVERSOLE:  
 7 **Q** Mr. Green --  
 8 **A Yes, ma'am.**  
 9 **Q** -- you would acknowledge, I believe,  
 10 that Jack and Claretha Brown had lived on that  
 11 property for -- well, ever since -- if you were  
 12 around, ever since they'd purchased in 1993. Is  
 13 that right?  
 14 **A Well, he purchased it. Then later on**  
 15 **he put a trailer on Mr. Fred Bolden property.**  
 16 **Jack property was in the back. Jack property in**  
 17 **the back.**  
 18 **Q** In 1994 -- okay --  
 19 **A Yeah. His property was in the back.**  
 20 **Q** All right. So why -- well, never mind.  
 21 I'm not going to ask that question.  
 22 But the trailer was in that same  
 23 location that it is today since they put it in  
 24 in 1994. Correct?  
 25 **A If the trailer . . .**

1 *Eversole - Green (Cross Examination)*

2 **Q** -- is in the position today that it was  
3 in in 1994.

4 **A As I recall.**

5 **Q** Well, you live a mile and-a-half or  
6 down the road, and you say that you're there all  
7 the time. Would you say --

8 **A No, I'm speaking about the years. I'm  
9 trying to remember exact years. That's what.**

10 **Q** I just said since 1994.

11 **A Right. I'm trying to give -- I'm just  
12 trying to make sure that is exactly right.**

13 **Q** Did you know of any problems that  
14 existed on this property or between Mr. Bolden  
15 and Mr. Brown, Jack Brown or Claretha Brown? Do  
16 you know whether any problems existed?

17 **A No.**

18 **Q** You didn't know of any problems?

19 **A No problems.**

20 **Q** Did you give a deposition in this case  
21 to me?

22 **A Yes, ma'am. Yes, ma'am.**

23 MS. EVERSOLE: Okay. Your Honor, I  
24 have the deposition electronically on my  
25 computer, and I would like to question

1 *Eversole - Green (Cross Examination)*

2 Okay.

3 BY MS. EVERSOLE:

4 **Q** All right. On November 27th of 2023,  
5 do you recall giving me a deposition, coming to  
6 my office and answering some questions for me in  
7 a deposition?

8 **A Yes, ma'am.**

9 **Q** Okay. All right. I'm going to turn to  
10 page 10, and we're going line 14, right here.

11 My question was, "Okay. All right.

12 Did you know of any problems with the Assessor's  
13 records involving the Bolden property or the  
14 Brown property?"

15 And your answer was? Can you read what  
16 your answer was?

17 **A I can't see that.**

18 **Q** Okay. I'll go ahead and read it. I  
19 mean, I'm going to go ahead and read it for you.

20 "Answer: All I know is that when we  
21 was in the process of having the property, the  
22 acres, surveyed and cut off, he mentioned that  
23 Jack was on his property. So, I said, 'Well,  
24 y'all, you know, you guys better get that  
25 situated.'"

1 *Eversole - Green (Cross Examination)*

2 Mr. Green about some of his answers in the  
3 deposition.

4 THE COURT: Wait a minute. So I --

5 MS. EVERSOLE: I'm going to need to  
6 pull it up.

7 THE COURT: Yeah. I had -- wait a

8 minute. Because you have -- I have on  
9 the -- the thing that Ms. Dean sent this  
10 morning, there is -- well, that's deposition  
11 exhibits. And then there is deposition of  
12 Green, so I mean, that's here. But if you  
13 want to pull it up, that might be the easier  
14 way. Because whenever I do this, it -- I  
15 can't -- well, maybe I can. I don't think I  
16 can see --

17 MS. EVERSOLE: Well, normally, under  
18 normal procedures, we'd have the original  
19 deposition and that sort of thing, but --

20 THE COURT: Well, I have pulled up  
21 Mr. Green's deposition so I have it in front  
22 of me, but that's just me. So I guess if  
23 you want to share it, you'll have to share  
24 screen.

25 MS. EVERSOLE: Okay. I can do that.

1 *Eversole - Green (Cross Examination)*

2 "Okay. And how long was that  
3 conversation?"

4 "Oh, man. Before he died. That was  
5 like I'll say a month before he died."

6 **A Right.**

7 **Q** And that's when you learned about it.

8 **A Right. Because I was buying the  
9 two acres in between in the property, so it  
10 didn't have -- long as it didn't create a  
11 problem for me.**

12 **Q** Right. But you knew that there was --  
13 Mr. -- Mr. Bolden, he stated there was a  
14 problem. There was --

15 **A Well, it wasn't -- it wasn't exactly --  
16 The thing was is that if he decided to  
17 sell the rest of the property, then Jack would  
18 have to be -- be removed from the property.**

19 **Q** Well, let's go to -- let's go to page  
20 11, line 14: "Okay. Did you know that the  
21 property had been involved in a quiet title  
22 action at any time?"

23 **A Did not know it. I told you that too.**

24 **Q** Okay.

25 "You didn't know anything about the

1 *Eversole - Green (Cross Examination)*  
 2 history of the property?" Did you know anything  
 3 about the history of the property?  
 4 **A Yeah. I knew his mother owned the**  
 5 **property at Billy Simmons. I know the history**  
 6 **of my people that who owned the property.**  
 7 **Q** Of your people that owned the property?  
 8 **A Yeah. Because we are family.**  
 9 **Q** Did Mr. Bolden ever let you know that  
 10 he had conveyed some of the property or swapped  
 11 the property with Mr. Nelson?  
 12 **A That's -- that's no -- that's -- that's**  
 13 **nothing that we discussed.**  
 14 **Q** Okay, you never discussed that.  
 15 "So you didn't know the history of the  
 16 property?"  
 17 And your answer was, "All I know is  
 18 when he stated that Jack Brown. I said, 'Well,  
 19 you guys handle that situation.' He said,  
 20 'Yeah. Yeah. I'll take care of it.' Because  
 21 that didn't have anything to do with me."  
 22 **A Exactly.**  
 23 **Q** Okay. So if you -- you said you  
 24 were -- you -- you were asked to take care of  
 25 the Bolden property by Ms. Lott. Is that

1 *Eversole - Green (Cross Examination)*  
 2 correct?  
 3 **A Yes.**  
 4 **Q** And when was that?  
 5 **A I can't recall the exact date, but I**  
 6 **removed debris, trash from the property.**  
 7 **Q** The debris and trash near Mr. Bolden's  
 8 home. Right?  
 9 **A Yes.**  
 10 **Q** Okay. Not the cleared property that  
 11 belonged to the Browns and Ms. Frazier, but you  
 12 cleared the property that was next to the home  
 13 of Fred Bolden?  
 14 **A Yes.**  
 15 **Q** Okay. I've got to have just a minute.  
 16 Did you ever live in California?  
 17 **A Yes.**  
 18 **Q** How long were you in California?  
 19 **A Six years, coming back.**  
 20 **Q** And the years you were in California  
 21 were when?  
 22 **A 19 -- from 19 --**  
 23 **I was in there 1999, came back here in**  
 24 **South Carolina, worked, and went back to**  
 25 **California, came back here.**

1 *Eversole - Green (Cross Examination)*  
 2 **Q** All right. So what did you do in  
 3 California?  
 4 **A Worked. I'm a painter.**  
 5 **Q** You're a painter, okay. Did you -- did  
 6 you have family? Do you -- do you have family  
 7 in California, or did you go and --  
 8 **A Family.**  
 9 **Q** You have family out there. You stayed  
 10 with your family? Did you stay with your  
 11 family?  
 12 **A Yes, ma'am.**  
 13 **Q** Okay. And so if you left in 1999,  
 14 except for a few times you came back, you were  
 15 in California for about six years from then.  
 16 That would be -- is that correct?  
 17 **A 1999 -- yeah.**  
 18 **Q** What year did you come back here?  
 19 **A Because I worked here also.**  
 20 **Q** What year did you come -- when did you  
 21 come back from California, the year you came  
 22 back?  
 23 **A Because I was building a home --**  
 24 **Q** We can't -- I'm sorry, we can't hear  
 25 you. Sorry --

1 *Eversole - Green (Cross Examination)*  
 2 **A I came back here in -- in -- I was -- I**  
 3 **was back here at eighty -- eighties --**  
 4 **I went -- I went to visit California in**  
 5 **'86. Came -- came back in --**  
 6 **Went to visit in California in 1986,**  
 7 **came back here in 1990.**  
 8 **Q** Okay. When was the last time you saw  
 9 Ms. Debbie Frazier? Can't hear you. I'm sorry.  
 10 I'm sorry, I can't -- I can't hear you.  
 11 I don't know if anybody else can hear.  
 12 MR. MOORE: I -- I could not hear him  
 13 then.  
 14 MS. EVERSOLE: I don't know how to fix  
 15 this.  
 16 MS. BOLDEN-LOTT: Joe, we can't hear  
 17 you. I don't know, it must be with  
 18 something with your connection. You're not  
 19 muted, are you?  
 20 THE COURT: Doesn't show that he's  
 21 muted.  
 22 MS. BOLDEN-LOTT: Okay.  
 23 THE WITNESS: I haven't seen Debbie  
 24 in forty -- either forty -- I haven't seen  
 25 Debbie in 45 years.

1 *Eversole - Green (Cross Examination)*  
 2 BY MS. EVERSOLE:  
 3 **Q** 45 years.  
 4 **A I haven't seen Debbie in -- I haven't**  
 5 **seen --**  
 6 **Q** When was the last time -- you said in  
 7 45 years. What is the last recollection --  
 8 **A Yeah, 45 years.**  
 9 **Q** -- you have of ever seeing Debbie  
 10 Frazier?  
 11 **A When her dad ran the nightclub when she**  
 12 **was in there.**  
 13 **Q** When your dad ran a nightclub?  
 14 **A When her father, her father. Her**  
 15 **stepfather had a nightclub. And then Debbie**  
 16 **leave, and, I don't know -- and she went in the**  
 17 **Air Force, and I never seen her again.**  
 18 **Q** All right. When -- let's see -- when  
 19 was the last time you saw Clareth Brown?  
 20 **A I saw Ms. Clareth Brown at the store,**  
 21 **at Mr. Boston house, and -- and with my cousin,**  
 22 **Raymond Hamilton.**  
 23 **Q** How about Racquel Bolden-Lott, when was  
 24 the last time you saw her, besides this  
 25 litigation and this, now?

1 *Eversole - Green (Cross Examination)*  
 2 **A I saw her when she came down to visit**  
 3 **her father, and I saw her in Jacksonville.**  
 4 **Q** All right. And when was that?  
 5 **A When -- when I went to Jacksonville for**  
 6 **her father's funeral.**  
 7 **Q** The date of that?  
 8 **A I -- I can't recall the exact date.**  
 9 **It's when he -- when he passed in this.**  
 10 **Q** Okay. 2007. Right?  
 11 **A Right, yeah, 2007.**  
 12 **Q** But you don't remember the exact date  
 13 of the funeral?  
 14 **A I don't remember the exact date of my**  
 15 **mother's funeral.**  
 16 **Q** Okay. Now, Ms. Bolden-Lott, how often  
 17 do you talk with her, Racquel Bolden?  
 18 **A Not often.**  
 19 **Q** How long have you known her?  
 20 **A Almost all my life. We played**  
 21 **together.**  
 22 **Q** You played together?  
 23 **A Yeah.**  
 24 **Q** Okay. I'm just looking for one thing  
 25 here.

1 *Eversole - Green (Cross Examination)*  
 2 Okay. Page 9. Sorry about that. It  
 3 took me a while to get to it. Page 9, line 10.  
 4 I asked you the question, "Are you familiar with  
 5 Racquel Bolden?"  
 6 Your answer was, "Racquel Bolden?"  
 7 I said "Uh-Huh."  
 8 "Answer: No. Who is that? I'm not  
 9 familiar with the name."  
 10 **A Fredricka.**  
 11 **Q** You said, "I'm not familiar with the  
 12 name."  
 13 **A Exactly. I don't call her that.**  
 14 **Q** How did she get the name Racquel? Do  
 15 you know?  
 16 **A I call her Fredricka. We always called**  
 17 **her Fredricka.**  
 18 **Q** All right.  
 19 **A And they don't call me Joe Louis.**  
 20 **Q** What do they call you? What do they  
 21 call you?  
 22 **A Bubba.**  
 23 **Q** Bubba. Okay.  
 24 **A Bubba.**  
 25 MS. EVERSOLE: All right. I don't need

1 *Bolden-Lott - Green (Redirect Examination)*  
 2 any other questions from you, but thank you  
 3 very much.  
 4 THE COURT: All right.  
 5 Ms. Bolden-Lott, do you have any  
 6 follow-up questions for Mr. Green?  
 7 MS. BOLDEN-LOTT: Yes.  
 8 REDIRECT EXAMINATION  
 9 BY MS. BOLDEN-LOTT:  
 10 **Q** Mr. Green, you mentioned that you --  
 11 the last time you saw me was during father's  
 12 funeral.  
 13 But we actually saw each other in  
 14 January of this year. Can you confirm that?  
 15 THE COURT: It looks like Mr. Green is  
 16 locked up again.  
 17 MS. BOLDEN-LOTT: Frozen again? Oh my  
 18 goodness.  
 19 THE COURT: Although he just -- I did  
 20 hear him state yes just now. I'm not sure  
 21 that was coming through from . . .  
 22 THE WITNESS: Can you hear me?  
 23 BY MS. BOLDEN-LOTT:  
 24 **Q** I can hear you now.  
 25 **A Because it's going in and out.**

1 *Bolden-Lott - Green (Redirect Examination)*  
 2 **Yeah, yeah, it's -- yeah. Yes, sir.**  
 3 THE COURT: All right. So, Mr. Green,  
 4 Ms. Bolden-Lott just asked if y'all saw each  
 5 another January of this year. Is that --  
 6 Now he appears to be unfrozen.  
 7 Please ask him again, Ms. Bolden-Lott.  
 8 MS. BOLDEN-LOTT: Yes.  
 9 BY MS. BOLDEN-LOTT:  
 10 **Q** Joe, I wanted to confirm that we did  
 11 see each other in January of this year in  
 12 Bluffton, South Carolina. Can you hear me?  
 13 **A Yes, sir.**  
 14 **Q** Are you answering yes to the question,  
 15 Joe?  
 16 I can't hear him again.  
 17 **A Yes. Yes.**  
 18 **Q** Okay. And also --  
 19 **A Yeah, I can hear you.**  
 20 **Q** Okay, great. And also --  
 21 **A Yes. Can you -- can you hear what I**  
 22 **stated? Yes.**  
 23 **Q** Yes. You said yes.  
 24 My next question is, when attorney  
 25 Eversole was --

1 *Bolden-Lott - Green (Redirect Examination)*  
 2 **A I don't know what's wrong with my**  
 3 **system, but can you hear me? I said yes.**  
 4 **Q** Yes. I heard you say yes.  
 5 I also wanted to state that -- ask the  
 6 question that when attorney Eversole actually  
 7 did the deposition on you --  
 8 **A Yes.**  
 9 **Q** -- and asked you, did you know Racquel  
 10 Bolden, and you said, "No, who is that?" that  
 11 Fredricka is my middle name, and that is the  
 12 name that you knew me by. Is that correct? Did  
 13 you say yes?  
 14 **A Yes. Exactly.**  
 15 MS. BOLDEN-LOTT: No further questions.  
 16 THE COURT: All right. Any follow-up,  
 17 Ms. Eversole?  
 18 MS. EVERSOLE: No, Your Honor.  
 19 THE COURT: All right.  
 20 Anything else from -- for your case,  
 21 Ms. Bolden-Lott?  
 22 MS. BOLDEN-LOTT: No, sir, other than  
 23 you told me that I could provide you with  
 24 the statements as part of my exhibits, the  
 25 affidavits.

1 *Bolden-Lott - Green (Redirect Examination)*  
 2 THE COURT: Well, I think what -- what  
 3 I meant was is that you had your affidavit  
 4 and you had Mr. Green's affidavit, and  
 5 you've now had them -- you've now presented  
 6 the testimony.  
 7 MS. BOLDEN-LOTT: Okay. That's fine.  
 8 Yes, sir. That's fine. Thank you.  
 9 THE COURT: All right. Any reply,  
 10 Ms. Eversole?  
 11 MS. EVERSOLE: Yes, sir. I have one  
 12 witness for rebuttal.  
 13 THE COURT: All right. Please call  
 14 your next witness.  
 15 MS. EVERSOLE: I'm recalling Debbie  
 16 Frazier.  
 17 THE COURT: All right.  
 18 MS. FRAZIER: Yes, sir. I would like  
 19 to say that Mr. Green hasn't seen me, he  
 20 says 45 years. I'll go with that.  
 21 And to also say that --  
 22 THE COURT: Wait a minute, Ms. Frazier.  
 23 You have to wait until Ms. Eversole asks you  
 24 a question.  
 25 **FURTHER REDIRECT EXAMINATION**

1 *Eversole - Frazier (Further Redirect Examination)*  
 2 BY MS. EVERSOLE:  
 3 **Q** You remember Mr. Green saying that  
 4 hadn't seen you in 45 years.  
 5 **A Right.**  
 6 **Q** Is that the case, or what do you have  
 7 to say about that?  
 8 **A That's accurate as far as I can**  
 9 **remember. Haven't seen him in quite some time.**  
 10 **And the fact that I'm in Bluffton all the time**  
 11 **and have been in Bluffton prior to my mother's**  
 12 **death, prior to my dad's death all the time,**  
 13 **there are other people who can attest that I was**  
 14 **there all the time, and that's my rebuttal of**  
 15 **them saying I was never in Bluffton.**  
 16 **Q** Okay. Let me ask you this. Does  
 17 anybody live on the Bolden property?  
 18 **A No. Vacant.**  
 19 **Q** When was it vacated, do you know?  
 20 **A After Mr. Bolden's death. The house is**  
 21 **dilapidated. The property is grown up. At one**  
 22 **point you could not see the house. And then**  
 23 **after this process started, someone, I don't**  
 24 **know if it's Mr. Green or not, cleaned it.**  
 25 **But I have someone cleaning my parents'**

1 *Bolden-Lott - Frazier (Further Recross Examination)*  
 2 **property twice a month.**  
 3 MS. EVERSOLE: Okay. All right. I  
 4 don't have any other questions. Thank you.  
 5 THE COURT: All right. Anything  
 6 further, Ms. Bolden-Lott?  
 7 MS. BOLDEN-LOTT: Yes.  
 8 FURTHER RECROSS EXAMINATION  
 9 BY MS. BOLDEN-LOTT:  
 10 **Q** Ms. Frazier --  
 11 **A** **Yes, ma'am.**  
 12 **Q** -- are you stating that what Mr. Green  
 13 stated was not factual in regards to him  
 14 acknowledging that he had not physically seen  
 15 you in Bluffton?  
 16 **A** **Well, I said --**  
 17 THE COURT: Wait. Stop.  
 18 Okay, Ms. Bolden-Lott, you can't pit  
 19 witnesses against one another like that.  
 20 MS. BOLDEN-LOTT: Oh, that's not my  
 21 intention. I just wanted to make sure she  
 22 was not acknowledging that what Mr. Green  
 23 said was not a true statement.  
 24 THE COURT: Well, and so Mr. Green has  
 25 given his testimony.

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 MS. BOLDEN-LOTT: Yes.  
 3 THE COURT: Ms. Frazier has given her  
 4 testimony.  
 5 MS. BOLDEN-LOTT: Okay.  
 6 THE COURT: You can't ask one witness  
 7 to comment on another witness's testimony.  
 8 MS. BOLDEN-LOTT: Got it. Got it.  
 9 No further questions for Ms. Frazier.  
 10 THE COURT: All right. Anything else,  
 11 Ms. Eversole?  
 12 MS. EVERSOLE: No, Your Honor.  
 13 THE COURT: All right. Anything else  
 14 at this moment from Ms. Bolden-Lott?  
 15 MS. BOLDEN-LOTT: I do want to state --  
 16 or can I make a statement? I guess I should  
 17 ask that question first. Is it appropriate?  
 18 THE COURT: Well, I'll let you do that  
 19 in a minute, when -- when everybody gets to  
 20 sum up.  
 21 I do have a question for Ms. Eversole,  
 22 though.  
 23 MS. EVERSOLE: Yes, sir.  
 24 THE COURT: So going back to the -- to  
 25 the beginning, there was a title clearance

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 action. And at the conclusion of the title  
 3 clearance action, there's the recorded Spann  
 4 plat at 29 at 25, which, if my recollection  
 5 serves me, shows three pieces of property,  
 6 each being roughly 7.04 acres.  
 7 MS. EVERSOLE: Yes, in kind of almost  
 8 squares.  
 9 THE COURT: Right, almost squares,  
 10 headed -- beginning at Simmonsville Road and  
 11 then going back.  
 12 Then in 1993, Mr. Johnson prepared the  
 13 deeds that are in evidence as Exhibits 3 and  
 14 4, which, through the metes and bounds  
 15 descriptions anyway, are stated to effect a  
 16 revision of the boundary lines between what  
 17 I'll call the front two seven-acre parcels,  
 18 so that they changed from being square  
 19 parcels of roughly 7.04 acres to being  
 20 rectangular parcels of 7.04 acres, with  
 21 Mr. Bolden owning the property that's on  
 22 top, if you will, and Mr. Hamilton owning  
 23 the property on the bottom, across which the  
 24 Simmons lane runs.  
 25 Then Mr. and -- well, Mr. and

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 Ms. Brown -- Mr. Hamilton conveyed the  
 3 bottom piece to Mr. and Ms. Brown, so then  
 4 at that point in time, both Mr. Bolden and  
 5 the Browns each owned roughly 7.04-acre  
 6 parcels in the rectangular configuration  
 7 named out by the metes and bounds  
 8 descriptions and shown sort of on the -- on  
 9 the unrecorded Spann plat.  
 10 Then the Browns in subsequent times  
 11 conveyed out a .5-acre parcel and a one-acre  
 12 parcel, if I have that right, and what is  
 13 supposedly left is a 1.78-acre parcel.  
 14 Was there an additional conveyance out  
 15 of the Brown property?  
 16 MS. EVERSOLE: There was another  
 17 conveyance on the other side. It's not  
 18 actually contiguous to the current  
 19 1.78 acres, but yes, there is another  
 20 conveyance out and is another issue that is  
 21 going to be dealt with probably at a later  
 22 time.  
 23 THE COURT: Okay. Well, the only  
 24 reason I ask is that in the current record  
 25 we've got, if you add up what went into the

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 Browns and subtract out what the Browns  
 3 conveyed out, there's more than 1.78 acres  
 4 left. Right?  
 5 Because what's been conveyed out is  
 6 1.5, which would leave you the 5.5.  
 7 MS. EVERSOLE: Yes. There was another  
 8 conveyance out that Mr. Johnson did not  
 9 prepare the deed for. That was done by  
 10 another attorney, Rick Marscher, when that  
 11 piece was sold.  
 12 THE COURT: Okay.  
 13 So then today you've got the remainder  
 14 of I guess Parcel B from the 1993 deeds.  
 15 And as far as anybody knows, the Bolden  
 16 property, as described in the 1993 deeds,  
 17 would still be the 7.04-acre rectangle.  
 18 MS. EVERSOLE: That would be correct.  
 19 THE COURT: Based on what I've heard  
 20 here now, though, the controversy here is  
 21 what is the configuration of the properties.  
 22 Because, again, based on this record, I  
 23 don't see -- I mean, it appears that the  
 24 Bolden property is still the whole  
 25 7.04 acres. I mean, I don't guess anyone

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 has had these all surveyed so we know what  
 3 exactly they look like and what exactly the  
 4 acreage is, but is that --  
 5 MS. EVERSOLE: Well, to answer your  
 6 question, I think that -- you need to  
 7 probably know this, but Mr. Marscher, when  
 8 he prepared the deed for the conveyance of  
 9 the last piece out, had a survey done. And  
 10 the surveyor surveyed more property than  
 11 what -- it actually ends up being some of  
 12 the Bolden property that the surveyor did  
 13 and probably a result of the confusion of  
 14 all -- this whole record, I mean, the  
 15 whole -- what's of public record.  
 16 And then Mr. Marscher did the deed for  
 17 that acreage, which was two -- over two -- I  
 18 think it was over two acres.  
 19 And that is an issue that's going to  
 20 have to be addressed at a later time,  
 21 because there's a mistake in that. There  
 22 should not have been that many acres  
 23 conveyed at that point in time. And that  
 24 was a deed from Clarethia and Debbie. Debbie  
 25 signed it. Clarethia signed it. And I -- I

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 can't -- you know, it's -- yeah, it's  
 3 because of all the incorrect information.  
 4 And so that is something that's going to  
 5 have to be resolved, isn't intended to be  
 6 resolved in this action, I guess.  
 7 THE COURT: Okay. And so, I mean,  
 8 sitting here right now I don't -- I don't  
 9 know the exact configuration of -- well,  
 10 what then should be left is that  
 11 Ms. Bolden-Lott has a rectangular piece of  
 12 property that's 7.04 acres. I mean -- I  
 13 mean, am I missing something here? I mean,  
 14 the question isn't that Ms. Bolden-Lott has  
 15 less than that. It's just there's a  
 16 question about the configuration. I mean,  
 17 am I missing something here?  
 18 MS. EVERSOLE: No. You know, you're  
 19 not. There is a question about the  
 20 configuration of it that was caused -- and I  
 21 -- I -- you know, I've got to say this.  
 22 Mr. Fred Bolden signed a deed, a swap deed,  
 23 changing the configuration of the property.  
 24 After that is done, that's after his --  
 25 that's after his mother has passed away.

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 And after he does the swap conveyance  
 3 in 1993, in 1994, he probates his mother's  
 4 estate and then he's the personal  
 5 representative of the estate. And then he  
 6 issues a deed of distribution to himself  
 7 that appears -- I mean, the legal  
 8 description in it is the same legal  
 9 description of the square that was done in  
 10 the quiet title action of 1981. So it's  
 11 understandable how Ms. Bolden-Lott believes  
 12 that they own the property that the Browns  
 13 have been on for all this time. I  
 14 understand that perception. But legally --  
 15 and that -- well, that -- and that's why we  
 16 had to bring this action under an adverse  
 17 possession claim under -- and actually --  
 18 THE COURT: Well, is it a record title.  
 19 I mean --  
 20 MS. EVERSOLE: But it's on a written  
 21 instrument. We didn't know how to get this  
 22 back into -- get it into court to fix it.  
 23 THE COURT: Okay. So let me ask this  
 24 question.  
 25 Mr. Moore, you've sat there and been

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 very quiet. Is your client one of the  
 3 grantees from the Browns?  
 4 MR. MOORE: No, sir. We are  
 5 Ms. Frazier's grantee.  
 6 THE COURT: Well, right, I'm sorry.  
 7 Ms. Frazier is the daughter of the Browns,  
 8 so okay, right, one of the -- one of the  
 9 grantees from the Plaintiff's side of the  
 10 equation.  
 11 MR. MOORE: Yes. My client was deeded  
 12 the square that is B by Ms. Frazier and her  
 13 mother.  
 14 MS. EVERSOLE: Now, I think I have  
 15 to -- I have to say in this that that deed  
 16 was prepared by the same attorney,  
 17 Mr. Duran's attorney, who was the purchaser  
 18 of it. So Mr. Marscher prepared a deed on  
 19 behalf of Ms. Brown and Ms. Frazier as a  
 20 seller but then represented the purchaser on  
 21 this piece of property that ended up being  
 22 more than they should have been conveyed.  
 23 THE COURT: But wait. If you're saying  
 24 the square that was B, is that the square  
 25 that was B off of the Spann plat? Because

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 that was 7.04 acres.  
 3 MS. EVERSOLE: Right. But actually,  
 4 Mr. Duran had gotten, was it a -- I think it  
 5 was one acre. He got two transactions. He  
 6 first got one acre, and then he bought the  
 7 rest of the property that ended up being the  
 8 part that would have been part of the square  
 9 one, the -- the -- the plat, the original  
 10 plat that had Hamilton, that was Hamilton's.  
 11 Does that make sense?  
 12 So when the surveyor and Mr. Marscher  
 13 prepared the deed, they were going by, I  
 14 guess, a different plat. They weren't  
 15 recognizing the swap deeds or he wasn't --  
 16 he wasn't. The surveyor and Mr. Marscher  
 17 weren't recognizing the swap deeds that had  
 18 been done.  
 19 So yes, a portion of that property is  
 20 Bolden -- is Bolden property.  
 21 THE COURT: Well, a portion of the  
 22 property that Mr. Moore's client has.  
 23 MS. EVERSOLE: Correct.  
 24 THE COURT: Okay.  
 25 So in your -- well, it's -- I don't

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 think got put in the record today, but there  
 3 is a, who did this, Christensen Khalil plat  
 4 that shows the 1.78 acres that you're  
 5 clearing title or that your case today is  
 6 about. Right?  
 7 MS. EVERSOLE: That's correct. It's an  
 8 occupation plat. It's just showing the  
 9 lines of occupation.  
 10 If you really look at that plat on the  
 11 other side of the tree part of it, let's  
 12 see, on the north side of the property is an  
 13 edge of the tree line that's shown on that  
 14 plat.  
 15 THE COURT: Right. I see that.  
 16 MS. EVERSOLE: Above that, above that  
 17 would technically be part of the original  
 18 property owned by the Browns.  
 19 But in order to get this whole mess  
 20 cleared up and get a tax map number for  
 21 Debbie Frazier, because there's no tax map  
 22 number for her anymore on this property that  
 23 they've lived on for 40 years, part of that  
 24 property would be a part of it, but in order  
 25 to get this done, she had the plat done for

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 lines of occupation to hold title to this by  
 3 adverse possession because of the belief by  
 4 the Boldens that they owned her property.  
 5 THE COURT: So that the Christensen  
 6 Khalil plat isn't exactly just the remnant  
 7 of the 7.04 acres that was conveyed by  
 8 Hamilton to the Browns. It's actually maybe  
 9 less than. Is that accurate?  
 10 MS. EVERSOLE: Yes, sir. I can  
 11 actually show you here --  
 12 THE COURT: And does any part of this  
 13 property -- I don't think it does, but is  
 14 any part of this property the property that  
 15 Mr. Moore's client claims?  
 16 MS. EVERSOLE: No.  
 17 Do you see on the -- are you looking at  
 18 the plat, the Khalil Christensen plat?  
 19 THE COURT: Hold on. I can get it back  
 20 up here in a second. Okay, now I am.  
 21 MS. EVERSOLE: Okay. Do you see on the  
 22 west side there's Nava, Polite, and Polite?  
 23 THE COURT: Yes.  
 24 MS. EVERSOLE: The Duran property is on  
 25 -- further to the west of those lines.

1 *Court questions of Ms. Eversole and Mr. Moore*  
 2 THE COURT: So on the far side of the  
 3 Polite, Polite, and Nava lots.  
 4 MS. EVERSOLE: Yes.  
 5 THE COURT: Okay.  
 6 MR. MOORE: And to the -- and to the  
 7 north of those.  
 8 THE COURT: Okay. Okay.  
 9 But, Mr. Moore, is it fair to say that  
 10 your client, as far as it goes, doesn't  
 11 claim any interest in the -- the 1.784 acres  
 12 shown on the Khalil Christensen plat?  
 13 MR. MOORE: That would be the southwest  
 14 portion of these two squares -- excuse me,  
 15 the southeast portion of these two squares,  
 16 the part that's bounded by the two roads?  
 17 THE COURT: Yes.  
 18 MR. MOORE: No, we do not.  
 19 THE COURT: Okay. Okay. All right.  
 20 Well, I think I at least understand the lay  
 21 of the land here.  
 22 So Ms. Bolden-Lott said she wished to  
 23 make some closing remarks, so,  
 24 Ms. Bolden-Lott, I'll allow you to do that  
 25 now.

1 *Bolden-Lott (Closing Remarks)*  
 2 MS. BOLDEN-LOTT: Yes. Thank you, Your  
 3 Honor.  
 4 I just want to keep the legacy of my  
 5 family's property. That has always been my  
 6 contention from the beginning, which is the  
 7 reason why I picked up the property taxes  
 8 and started paying the property taxes.  
 9 I do have other siblings that are not  
 10 interested in this property, and that is the  
 11 reason why I've been in this fight all on my  
 12 own. I'm trying to save my great  
 13 grandfather's, my -- my grandmother's  
 14 property to keep it in the family line.  
 15 And the reason why it has sat vacant  
 16 for so long, because I've had medical issues  
 17 myself. I was battling cancer. And thank  
 18 the Lord I've been delivered and set free  
 19 from that, but I had to put priorities  
 20 first. I was also a caretaker for my  
 21 mother, who is now deceased. So those  
 22 things kept me from actually, you know,  
 23 getting my hands dirty and getting into the  
 24 property itself and determining really what  
 25 was going on in regards to the probate

1 *Eversole (Closing Remarks)*  
 2 aspect and everything of that nature.  
 3 I did do diligence, as I stated before,  
 4 in paying the property taxes, because I knew  
 5 if I didn't, you know, someone could come in  
 6 and obtain the property.  
 7 Hearing the statement today that  
 8 there's been another issue with the selling  
 9 of property from the other side of it with  
 10 the gentleman's client and that Ms. Claretha  
 11 Brown and Debbie Frazier were part of that  
 12 is very disturbing, but I am prepared, you  
 13 know, moving forward to do what I have to  
 14 do, you know, to keep the legacy of the  
 15 Bolden property.  
 16 THE COURT: All right. And since you  
 17 are the Plaintiff, Ms. Eversole gets to go  
 18 last.  
 19 MS. EVERSOLE: Yes, Your Honor.  
 20 This has been a difficult case to put  
 21 together and actually, in doing the  
 22 research, figuring out what had occurred  
 23 over the course of time.  
 24 I can't help but think based on what  
 25 I've heard here today that Mr. Fred Bolden

1 *Eversole (Closing Remarks)*  
 2 knew information he wasn't disclosing, I  
 3 guess to his family or whatever, because he  
 4 signed a deed that swapped and changed the  
 5 configuration of this property that belonged  
 6 to him and then turned around and signed a  
 7 deed of distribution that contradicted that,  
 8 which -- which really created a lot of  
 9 problems.  
 10 And in the deposition that I did with  
 11 Mr. Joe Green, Mr. Green indicated that  
 12 Mr. Bolden knew there were problems, but he  
 13 wasn't addressing them with anybody. And if  
 14 he caused the problem, I mean, I'm kind of  
 15 beginning to wonder if maybe that's --  
 16 that's what happened, is he exacerbated it  
 17 or didn't correct it or whatever. I don't  
 18 know. But it did cause the problem.  
 19 You can't get around the fact that the  
 20 Browns were living on this property in a  
 21 mobile home for 30 years. And it's hard  
 22 to -- hard to think that -- that -- that --  
 23 if there was a problem, that it wouldn't  
 24 have been addressed earlier.  
 25 And it didn't even come to light until

1 *Eversole (Closing Remarks)*  
 2 the Browns -- Mrs. Brown and Debbie  
 3 Frazier -- were no longer getting any tax  
 4 bills. What people were paying taxes on is  
 5 what believed they had. Ms. --  
 6 Ms. Bolden-Lott had 7.4 -- 7.05 acres,  
 7 that's what she was paying taxes on, and  
 8 that's what she should have. And then the  
 9 same -- the same is true for the Browns and  
 10 Fraziers -- and Ms. Frazier. They had the  
 11 bottom and -- they had the bottom  
 12 rectangular portion of that. They paid  
 13 taxes on that all these years. At least  
 14 that's what they believed they were paying  
 15 taxes on.  
 16 There were transactions of sales that  
 17 were selling out portions of that to others,  
 18 the last one being in error, not by  
 19 intention but by error, and not an error on  
 20 the part of Debbie Frazier or Ms. --  
 21 Mrs. Brown.  
 22 So I think this case fits -- fits  
 23 appropriately in the statute for adverse  
 24 possession founded on -- founded on a  
 25 written instrument will be the outcome, and

1 *The Court (Closing Remarks)*  
 2 so hopefully we can -- this will straighten  
 3 everything out for everybody, and  
 4 Ms. Bolden-Lott can keep on the legacy,  
 5 hopefully, by getting other things taken  
 6 care of with respect to what should be the  
 7 regular configuration of the lot that she's  
 8 been paying the taxes on. So --  
 9 THE COURT: Well, we have -- I'm sorry.  
 10 Go ahead.  
 11 MS. EVERSOLE: No, go ahead. That's  
 12 fine.  
 13 THE COURT: Well, I mean, I tend to  
 14 agree that -- so in the early eighties,  
 15 there is a title clearance and partition  
 16 case that gives us the recorded Spann plat  
 17 that shows the three squares of property  
 18 divided between the three then owners.  
 19 You then have the 1993 deeds. And by  
 20 those deeds, it appears that Mr. Bolden and  
 21 Mr. Hamilton reconfigured the boundary lines  
 22 of the -- two of the square lots and  
 23 reworked them into two equally sized  
 24 rectangular lots.  
 25 Then Mr. Hamilton conveyed his

1 *The Court (Closing Remarks)*  
 2 rectangular lot to Mr. and Ms. Brown.  
 3 Following that, there is the probate  
 4 work for Ms. -- Ms. Bolden's estate that has  
 5 the deed of distribution signed by  
 6 Mr. Bolden that is based on the Spann plat,  
 7 which is unfortunate, because at that point  
 8 in time, the same Mr. Bolden had signed the  
 9 deed that reconfigured the properties into  
 10 the rectangular lots; and, equally  
 11 unfortunately, Mr. Dore who did that work is  
 12 no longer with us, and so he can't help us  
 13 straighten that out. But I can also see how  
 14 that deed probably resulted in the confusion  
 15 in the property ID numbers for these  
 16 properties.  
 17 Then Mr. and Ms. Brown, you know,  
 18 acting like people who owned property, sold  
 19 the half acre piece. Later on, Ms. Brown  
 20 and Ms. Frazier sold another piece, again,  
 21 which is consistent with your belief that  
 22 you own the property.  
 23 And then, although only peripherally in  
 24 evidence here, there was a third conveyance  
 25 out that, in fact, may be problematic

1 *The Court (Closing Remarks)*  
 2 insofar as it is a conveyance, at least in  
 3 part, maybe of property that Ms. Brown and  
 4 Ms. Frazier didn't own, because it had  
 5 previously been -- because it was the Bolden  
 6 property. Right? I mean, now Mr. Moore's  
 7 client has a deed I guess based on the  
 8 recorded Spann plat. I mean, just -- it  
 9 gets -- that's -- but I'm not sure if that  
 10 figures in the resolution of this case.  
 11 That is likely to be another case, if it  
 12 isn't already. Because if that is, in fact,  
 13 what happened, then Mr. Moore's client would  
 14 have been conveyed and thinks he owns a  
 15 piece of what is Ms. Bolden-Lott's property.  
 16 Am I seeing that correctly,  
 17 Ms. Eversole?  
 18 MS. EVERSOLE: Yes, you are. You're  
 19 seeing that correctly.  
 20 THE COURT: But that is a fight for a  
 21 different day.  
 22 I mean, right now, Ms. Frazier has -- I  
 23 mean, she's got record title going back to  
 24 1993, as best as I can tell from this  
 25 record. I mean, it's confused by the estate

1 *The Court (Closing Remarks)*  
 2 deed from 1996 or seven coming out of the  
 3 Ms. Bolden estate. But that was signed  
 4 subsequent to the reconfiguration and  
 5 exchange deeds that Mr. Bolden signed  
 6 stating himself to be the sole heir of his  
 7 mother. I mean, isn't that what that deed  
 8 says?

9 MS. EVERSOLE: Yes, it does.

10 THE COURT: And insofar as  
 11 Ms. Bolden-Lott is concerned, that doesn't  
 12 mean you don't have the seven acres you  
 13 think you have. It's just not shaped the  
 14 way you may think it is. But I think you've  
 15 got that, I mean, subject to the --  
 16 straightening out what happened with  
 17 Mr. Moore's client and his deed.

18 But I mean, to the extent that that is  
 19 correct, Ms. Brown and Ms. Frazier can't  
 20 convey what they don't own, and so they  
 21 couldn't effectively convey away a piece of  
 22 your property. I think that's right.

23 MS. EVERSOLE: I think that's right  
 24 too.

25 THE COURT: I'm kind of getting a

1 *The Court (Closing Remarks)*  
 2 insurance company to represent its insured.  
 3 And we will represent that we have no  
 4 claim to what is shown as Lot C in the --  
 5 I'm calling it the original plat, the plat  
 6 that was referenced in the quiet title  
 7 action that was filed back in 1979.

8 So to the extent that what we're  
 9 talking about all came out of that Tract C,  
 10 no, there's no claim to that.

11 THE COURT: I'm trying to -- let me  
 12 see.

13 MR. MOORE: C would be what you've been  
 14 referring to as one of the square lots.

15 THE COURT: Right. But let me --

16 And -- and C is the -- the square lot  
 17 that fronts on Simmonsville Road.

18 MR. MOORE: That's correct.

19 THE COURT: It also fronts on I guess  
 20 Billy Simmons, which is to the south.

21 But I mean, insofar as the 1.78 acres  
 22 is concerned, it is -- Ms. Eversole you can  
 23 correct me if I am wrong, though, it appears  
 24 to be encompassed 100 percent in what is Lot  
 25 C on the -- on the recorded Spann plat which

1 *The Court (Closing Remarks)*  
 2 little far afield here, and -- but again, I  
 3 think that's a -- that's a different --  
 4 that's a different fight for Mr. Moore's  
 5 client, Ms. Frazier, and perhaps  
 6 Ms. Bolden-Lott.

7 I mean, based on the record here, I  
 8 think that -- I think Ms. Frazier's claim to  
 9 the 1.78 is -- I mean, I think she has  
 10 proved that.

11 Again, there is a different claim  
 12 related to the deed to Mr. Moore's client  
 13 and what that means. But again, since  
 14 Mr. Moore, at least for the purpose of this  
 15 hearing, says that his client's deed doesn't  
 16 encumber or purport to convey any part of  
 17 the 1.78, I don't know that that changes  
 18 anything here. I mean, is that accurate  
 19 Mr. Moore? I'm not trying to put words in  
 20 your mouth.

21 MR. MOORE: Well, to -- to the extent  
 22 that this would be binding on me at any  
 23 point in time in the future, I wanted to  
 24 clarify, we have not filed an action. I  
 25 have just recently been retained by a title

1 *The Court (Closing Remarks)*  
 2 is 29 at 25.

3 MS. EVERSOLE: That would be correct.

4 THE COURT: All right. And so then the  
 5 -- the property that Mr. Moore's client has  
 6 an interest in then is all encompassed,  
 7 Mr. Moore, am I correct, in what is shown as  
 8 Lot B on the recorded Spann plat, 29 at 25?

9 MR. MOORE: That is my understanding,  
 10 yes, Your Honor.

11 THE COURT: And just so -- let me ask  
 12 this question, because I think I'm not sure  
 13 your appearance here changes this. Is  
 14 Mr. Moore's client a defendant in this case?

15 MS. EVERSOLE: No, he's not.

16 THE COURT: Okay. Well, you're not  
 17 bound by anything that happens here anyway  
 18 then, I don't think.

19 (Whereupon, a break was  
 20 taken.)

21 THE COURT: So anyway, back to where I  
 22 was then, I think as far as it goes, I think  
 23 that there's -- I mean, I think Ms. Eversole  
 24 has proved her claim. I mean, insofar as  
 25 Ms. Bolden-Lott is concerned, I don't think

1 *The Court (Closing Remarks)*

2 that costs you any property. I mean, absent  
3 something that I don't have in front of me  
4 now, I don't -- I don't know how -- I don't  
5 see how you still don't have your  
6 7.04 acres. I mean, it's rectangular  
7 instead of square, but the property is still  
8 there.

9 MS. BOLDEN-LOTT: May I speak?

10 THE COURT: Sure.

11 MS. BOLDEN-LOTT: So my position is,  
12 where is it? Because under my  
13 understanding, as I stated in the beginning,  
14 it did encompass the 1.78 acres, and that's  
15 what I've been paying on. And if she had  
16 the same amount that was given from Nelson  
17 Hamilton and purchased by her parents or  
18 whatever and the acknowledgment that they've  
19 been selling off some of the lots and that  
20 -- that I learned today that there's a  
21 portion that has also been sold that was a  
22 portion of my property, I guess how am I to  
23 determine where is the 7.05 acres if now  
24 you're saying the configurations are  
25 different? It may be someone that's already

1 *The Court (Closing Remarks)*

2 on that property that they sold to or some  
3 -- some other relative from the other side  
4 who had the other portion of the rectangular  
5 property.

6 THE COURT: It's the property described  
7 in the metes and bounds description in the  
8 deed that Mr. -- in the deeds that  
9 Mr. Bolden and Mr. Hamilton exchanged back  
10 in 1993.

11 Now, as you say, there is a -- there --  
12 there's evidence here today, although it  
13 really doesn't -- doesn't affect this, that  
14 there is another problem. And that problem  
15 is a deed from Ms. Frazier, perhaps her  
16 mother, that is based on the recorded Spann  
17 plat.

18 And to the extent that deed is -- is  
19 out there, that's going to have to be dealt  
20 with. But I mean -- I mean, again, I'm not  
21 sure that Ms. Frazier and Ms. Brown could  
22 sell property that wasn't in their chain of  
23 title. I don't think that's right, but I  
24 can't -- I mean, I'm not the judge in that  
25 case, so I can't tell anybody what's going

1 *The Court (Closing Remarks)*

2 to happen there.

3 I mean, based on the -- on the question  
4 that is in front of me today, though, which  
5 is the 1.78, I think Ms. Eversole has proved  
6 it. I think there's record title for it.

7 To the extent that the deed out of the  
8 Bolden estate created an issue with the  
9 taxing authorities, then that's -- that's --  
10 that's -- I mean, I can see that's where  
11 that may have come from. But that -- that  
12 also didn't affect the conveyance of the  
13 property, in my view of it.

14 So with that, I am going to ask that  
15 Ms. Eversole prepare an order, circulate it  
16 to everyone. And that would be the  
17 resolution of this case only. It would not  
18 resolve the question of -- of the other  
19 conveyance that Mr. Moore's person is  
20 involved with.

21 I also think, though, that to the  
22 extent that -- and I think has been in  
23 error, but I think that to the extent that  
24 the taxes have been paid on this property, I  
25 think that Ms. Bolden-Lott is probably

1 *The Court (Closing Remarks)*

2 entitled to a reimbursement of that. I  
3 mean, she's paid them.

4 MS. EVERSOLE: Well, she's paid them on  
5 7.04 acres that she still has. I mean, it's  
6 not that she doesn't have that acreage. She  
7 has that acreage.

8 MS. BOLDEN-LOTT: I can't validate that  
9 as of today.

10 MS. EVERSOLE: It's the same principle  
11 that the Browns were paying on their  
12 seven acres up until -- up until this  
13 problem occurred where there wasn't any --  
14 she wasn't getting taxed anymore, so --

15 THE COURT: You know what, I think  
16 that's right. As long -- if you've got your  
17 7.04, which, again, I don't know why you  
18 don't, that probably is correct.

19 Okay. I think that's probably right.

20 I mean, again, I mean -- I mean, again,  
21 that leaves --

22 And again, this is going to become --  
23 this issue will all be front and center,  
24 about Ms. Bolden's property, because  
25 Mr. Moore is going to bring it front and

1 *The Court (Closing Remarks)*  
 2 center, because -- and that's going to have  
 3 to get resolved. But that doesn't really,  
 4 according to Mr. Moore, and I couldn't --  
 5 that's not this property.  
 6 Again, I'm kind of back to where I was,  
 7 which I -- I think as far as the 1.78 is  
 8 concerned, there is proof, in my view  
 9 anyway, there's certainly record title to  
 10 it. So I'm going to ask Ms. Eversole to  
 11 prepare and circulate an order to everyone  
 12 to review at the same time it is sent to me.  
 13 MS. EVERSOLE: Yes, Your Honor. May I  
 14 just ask one question here?  
 15 THE COURT: Sure.  
 16 MS. EVERSOLE: On what are you -- are  
 17 you basing your opinion on the record title  
 18 of the property or on an adverse possession?  
 19 THE COURT: I'm going to let you  
 20 prepare it on both, both theories. I do  
 21 think there's record title. And to the  
 22 extent that there was a claim created by the  
 23 recording of the estate deed, which is where  
 24 I think your problem started, I mean,  
 25 they've -- they've -- they've -- you know,

1 *The Court (Closing Remarks)*  
 2 they've sold pieces of it. They've, you  
 3 know, acted like they owned it, so . . .  
 4 MS. EVERSOLE: Okay. All right. I  
 5 would need to get -- Mr. Moore, I'm going to  
 6 need to get your email address. I think we  
 7 have -- yeah, well, I know we have  
 8 Ms. Bolden-Lott's.  
 9 MR. MOORE: Your Honor, I don't think I  
 10 need to review that order.  
 11 THE COURT: Okay.  
 12 MR. MOORE: You know, I'm just -- you  
 13 I'm not a party to that action. I was just  
 14 curious as to what testimony would be  
 15 offered today, and I just wanted to sit in  
 16 and listen, but I -- I certainly don't want  
 17 to weigh in on this case.  
 18 MS. EVERSOLE: Okay.  
 19 THE COURT: Okay.  
 20 MS. EVERSOLE: He said "everyone," so I  
 21 included you.  
 22 THE COURT: All right. Anything  
 23 further from anyone?  
 24 MS. EVERSOLE: No, Your Honor. Thank  
 25 you.

1 *The Court (Closing Remarks)*  
 2 THE COURT: All right. Thank you all.  
 3 MR. MOORE: Thank you, Your Honor.  
 4 (Whereupon, the hearing  
 5 was concluded at  
 6 3:36 p.m.)  
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1  
 2 C E R T I F I C A T E  
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 4  
 5  
 6 STATE OF SOUTH CAROLINA:  
 7 BEAUFORT COUNTY:  
 8  
 9  
 10 I, Theresa D. Saxon, Court Reporter and  
 11 Notary Public in and for the above county and  
 12 state, do hereby certify that this is a true and  
 13 correct transcript of the proceedings in this  
 14 matter taken by me stenographically at the time  
 15 herein-before set forth.  
 16  
 17  
 18 I am not of counsel to any party, nor  
 19 interested in the event of this cause.  
 20  
 21  
 22  
 23  
 24 \_\_\_\_\_  
 25 Theresa D. Saxon



It further appears that Defendant Beaufort County Assessor filed its Answer on October 31, 2022 and thereafter was dismissed from this action by Stipulation of Dismissal filed August 14, 2024. All remaining Defendants are in default as evidenced by the Order of Default filed on May 5, 2023.

Prior to the September 9, 2024, Raquel Bolden-Lott filed a Motion for Summary Judgment and a Motion to Dismiss. The motions were heard at the beginning of the September 9, 2024 hearing and denied.

Therefore, from the pleadings, testimony of witnesses, evidence presented at the hearing and my own interpretation of the public records, I make the following:

#### FINDINGS OF FACT

1. The real property that is the subject of this action (hereinafter referred to as the "Property") is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared by Zyad A. Khalil, RLS, dated August 7, 2022.

2. Debbie Frazier, the Plaintiff, testified that in 1994 her parents purchased a new doublewide mobile home which they placed on the 7.04 acres purchased by her parents from Nelson Hamilton in 1993. The home was placed near the road frontage of Simmonsville Road. The original address of the home was 122 Simmonsville Road but at some point, changed to 2 Billy Simmonds Drive by the County, probably for 911 purposes. This home was her parents' residence from 1994 until their deaths. Her father died in 1999. Although Ms. Frazier was in the Air Force with her residence being in Savannah, Georgia, she frequently visited with her parents at their home and later cared for her mother at her home in Savannah their until her death in 2020. Ms. Frazier continues to frequent the home for normal residential activities including property

maintenance and lawn care.

3. Ms. Frazier also testified that testified that over the years there were changes in the Tax ID numbers and in 2019 her mother stopped receiving tax bills for the land but the tax bills for the mobile home continued to be delivered. Her mother died November 25, 2020. Ms. Frazier communicated in writing and in person with the Beaufort County officials and researched the public records to figure out why they stopped receiving tax bills for the land but to no avail. She was told by the officials she needed to get a lawyer, which precipitated this lawsuit. She testified that her mother and father had sold portions of the 7.04 acres to others which left her with the remaining acreage on which the home sits. Ms. Frazier had a plat prepared by Zyad A. Khalil, RLS, for the purposes of this suit, Plaintiff's Exhibit 2, shows the location of the mobile home and the boundary lines of her occupancy. Ms. Frazier also testified that she has not probated the estate of her late mother because there is no tax map number associated with the property on which the home sits. She stated she is her mother's only child and her mother's estate has not been probated.

4. Darrell Thomas Johnson, Esq. testified as a fact witness and was qualified as an expert in real property law. I find from his testimony and documents entered into evidence that the Property is a portion of a twenty-five (25) acre tract of land that was the subject of quiet title/partition action in *Nelson Hamilton vs. William Simmons, et al.*, Civil Action Number 79-21 (JR37222) filed at the Clerk of Court for Beaufort County, South Carolina. The Order entered by Judge Peoples partitioned the 25 acres, more or less, into three (3) 7.04-acre parcels of land according to a plat prepared by Rod C. Spann, RLS, dated November 28, 1978, and recorded in Plat Book 29 at Page 25.

5. Of the three (3) parcels partitioned, Parcel B on the plat recorded in Book 29 at Page 25 was vested in Nelson Hamilton, and Parcel C was vested in Marie Bolden as shown on

the plat recorded in Book 29 at Page 25.

6. I find that Nelson Hamilton and Fred Bolden as sole heir of Marie Bolden, decided to reconfigure their lots. Attorney Darrell Thomas Johnson, Esq. prepared two Quit Claim Deeds drafting metes and bounds legal descriptions from an unrecorded revised plat prepared for Nelson Hamilton by Rod C. Spann Rod, RLS, last revised February 27, 1981. Although Mr. Johnson could not clearly recollect the reason the plat was not recorded, he testified that it was likely because they did not have a recordable version of the plat, so the legal description of each deed recited the metes and bounds, courses and distances shown on the plat, which was entered into evidence as Plaintiff's Exhibit 5. On October 15, 1993 Nelson Hamilton conveyed all his right, title and interest in the northern rectangular shaped lot consisting of 7.05 acres shown as "Parcel A" to Fred Bolden, sole heir at law of Marie Bolden, which was recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 982. Fred Bolden, sole heir at law of Marie Bolden, conveyed the southern rectangular shaped lot consisting of 7.04 acres shown as "Parcel B" to Nelson Hamilton which was recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 984.

7. Thereafter, on October 15, 1993, Nelson Hamilton sold the southern rectangular shaped lot consisting of 7.04 acres shown as "Parcel B" to Jack Brown and Clareth F. Brown which is recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 987.

8. Mr. Johnson then testified about the Deed of Distribution from the Estate of Marie F. Bolden dated October 2, 1996 and recorded in Book 892 at Page 1268. Marie F. Bolden died on September 27, 1990 prior to the "Swap Deeds" between Fred Bolden, sole heir of Marie Bolden and Nelson Hamilton, executed on October 15, 1993. The estate administration for Marie F.

Bolden was filed in Probate Court Case no. 94ES700542. Fred A. Bolden executed the Deed of Distribution. The testimony confirmed that Fred A. Bolden is one and the same person as Fred Bolden, sole heir at law of Marie Bolden. The legal description purports to distribute the same property that Marie Bolden acquired by Order of Judge Peoples in the quiet title/partition action in *Hamilton vs. William Simmons, et al.*, Civil Action Number 79-21 (JR37222), i.e. Parcel "C" shown on the plat prepared by Rod C. Spann, RLS, dated November 28, 1978, and recorded in Plat Book 29 at Page 25. It is believed that this deed created confusion with the taxing authorities and was misleading to the heirs of Fred Bolden.

9. Mr. Johnson testified that he assisted Clareth Brown in the probate administration of the estate of Jack Brown, Jr. who died on May 27, 1999. Mr. Johnson prepared the Deed of Distribution executed on November 20, 2000 and recorded at the Office of the Register of Deeds for Beaufort County in Book 1386 at Page 942. The Deed of Distribution distributes Jack Brown's undivided 50% interest in the property he bought from Nelson Hamilton on October 15, 1993 to his wife Clareth F. Brown and his daughter Debbie D. Frazier in equal shares.

10. Mr. Johnson also testified that he had prepared deeds for the Browns when they sold a one-acre parcel of land in 1997, the deed being deed recorded in Book 933 at page 2516, and a one-half acre parcel of land in 2001, the deed being recorded in Book 1454 at Page 1171.

11. Racquel Bolden-Lott, the Defendant, testified adamantly that her father's property is what is shown on the tax maps and is the property she has been paying taxes on since her father's death 2007. Her goal is to preserve the property for his legacy.

#### CONCLUSIONS OF LAW

1. I find that the real property that is the subject of this litigation is situate in Beaufort County, South Carolina and this court has jurisdiction to hear the matters set forth in the Complaint

and venue is proper.

2. I find that the adjoining landowners Adan Castillo Nava and Ivone Trejo Guevara as owners of R610 031 000 0192, Denolis T. Polite as owner of R610 031 000 0195, and 0718 and Ethel P. Brown as owner of R610 031 000 022A were properly served with the Summons and Complaint and, having not responded as required by law are in default and, therefore the Plaintiff is entitled to the relief sought in the Third Cause of Action for the Determination of Boundary lines as it relates to each of them.

3. I find that the Deed of Distribution dated October 2, 1996 and recorded in Book 892 at Page 11268 in the estate of Marie Bolden in so far as it purports to convey any part of the property that Fred Bolden previously conveyed to Nelson Hamilton is a nullity because Fred Bolden, as sole heir at law of his mother Marie Bolden, had, prior to the probate administration of his mother's estate, executed and delivered the deed recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 984. I further find that this Deed of Distribution likely caused confusion with the Beaufort County Assessor's Office property tax records, tax maps and the belief of Defendant Raquel Bolden-Lott.

4. I find that the Plaintiff Debbie D. Frazier is the sole heir at law of Claretha F. Brown, who died intestate without probate administration of her estate, and has proven to the satisfaction of this court that that she possesses a good and marketable chain of title to the remaining portion of the original 7.04 acres owned by her parents, Jack Brown and Claretha F. Brown not sold or conveyed to third parties.

5. I find from the testimony of Defendant Raquel Bolden-Lott and the evidence she presented that she and her father before her, Fred Bolden, whether by mistake or otherwise, claimed title to the property on which the home of the Plaintiff and her predecessors in title have

possessed since 1994.

6. I further find that from 2007 to the present, the Defendant has paid the real property taxes on 7.05 acres but that she is not entitled to reimbursement from the Plaintiff because the heirs of Fred Bolden are still the fee simple owners of 7.05 acres of land as described in the deed from Nelson Hamilton to Fred Bolden, as sole heir of Marie Bolden, dated October 15, 1993 and recorded in Book 662 at Page 984.

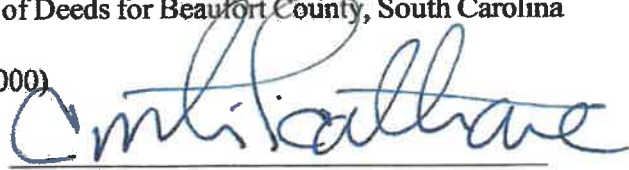
7. I find the Plaintiff and her parents openly, notoriously, hostilely, exclusively and continuously have occupied and exercised incidents of ownership of their property, in part by virtue of selling portions of the disputed area to others. I further find that the Plaintiff and her predecessors have possessed and occupied the property upon which her home sits for their ordinary use since 1994 and that she has established adverse possession founded upon written instruments against the claims of the heirs of Fred Bolden.

8. I further find that based on these findings there is a discrepancy between the remaining acreage to which the Plaintiff is seized and possessed because the plat that was prepared for this litigation by Zyad A. Khalil, RLS does not accurately depict the northern boundary line of Plaintiff's property. The northern boundary line should be as described in the deed from Fred Bolden, sole heir of Marie Bolden, dated October 15, 1993 to Nelson Hamilton recorded in Book 622 at Page 984.

NOW THEREFORE, IT IS HEREBY ORDERED ADJUDGED AND DECREED that Debbie D. Frazier is vested with fee simple, absolute title in and to the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared for Debbie Frazier by Zyad A. Khalil, RLS, dated August 7, 2022, AND ALSO a triangular

shaped parcel of land between the northern boundary line as shown on the  
aforementioned plat and the northern boundary line described in the deed from Fred  
Bolden, sole heir of Marie Bolden, to Nelson Hamilton dated October 15, 1993 and  
recorded at the Office of the Register of Deeds for Beaufort County, South Carolina  
recorded in Book 622 at Page 984.  
(Por. of PIN# R610 031 000 023B 0000)



Curtis Coltrane, Special Referee for Beaufort  
County

Hilton Head Island, South Carolina

This 13<sup>th</sup> Day of September, 2024.

FORM 4

STATE OF SOUTH CAROLINA  
 COUNTY OF  
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2022 CP-07-1741

Debbie D. Frazier

Heirs at Law of Fred Bolden, et al.

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: Curtis L. Coltrane, Special Referee

Attorney for :  Plaintiff  Defendant  
 or  
 Self-Represented Litigant

**DISPOSITION TYPE (CHECK ONE)**

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.  See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):**  Rule 12(b), SCRPC;  Rule 41(a), SCRPC (Vol. Nonsuit);  Rule 43(k), SCRPC (Settled);  Other
- ACTION STRICKEN (CHECK REASON):**  Rule 40(j), SCRPC;  Bankruptcy;  Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  Other
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**  
 Affirmed;  Reversed;  Remanded;  Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED:  See attached order (formal order to follow)  Statement of Judgment by the Court:

**ORDER INFORMATION**

This order  ends  does not end the case.

Additional Information for the Clerk : \_\_\_\_\_

**INFORMATION FOR THE JUDGMENT INDEX**

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
Debbie D. Frazier	Heirs at Law of Fred Bolden, et al.	\$N/A
		\$
		\$

If applicable, describe the property, including tax map information and address, referenced in the order: All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared for Debbie Frazier by Ziad A. Khalil, RLS, dated August 7, 2022, AND ALSO a triangular shaped parcel of land between the northern boundary line as shown on the aforementioned plat and the northern boundary line described in the deed from Fred Bolden, sole heir of Marie Bolden, to Nelson Hamilton dated October 15, 1993 and recorded at the Office of the Register of Deeds for Beaufort County, South Carolina recorded in Book 622 at Page 984. (Por. of PIN# R610 031 000 023B 0000)

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest



STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

IN THE COURTS OF COMMON PLEAS  
CIVIL ACTION NO. 2022-CP-07-01741

DEBBIE D. FRAZIER,  
Plaintiff,

RECEIVED

Oct 11 2024

SC Court of Appeals

Vs

The Heirs at Law of Fred Bolden, Denali's T. Polite,  
Adan Castillo Nava, Ivone Trejo Guevara, Ethel P. Brown,  
Beaufort County Assessor, A Political Subdivision of Beaufort County  
Council, and all others unknown having or claiming to have a right to have any right, title, estate  
or interest in or lien upon the real property described in the Complaint herein  
Defendants.

**NOTICE OF APPEAL**

Defendant Racquel Bolden-Lott, pro se, pursuant to Rule 203(a)(b)(1), South Carolina  
Court Rules, hereby files this Notice of Appeal of the *Judgment and Final Order* filed on  
September 13, 2024, and attached hereto as Exhibit "A."

Respectfully Submitted,

*Racquel Bolden-Lott*

Racquel Bolden-Lott, Pro Se  
1925 North Laura Street  
Jacksonville, Florida 32206  
(904) 904-343-2630

Dated: 10/11/2024

**CERTIFICATE OF SERVICE**

I hereby certify that the following person has been provided with the above document by  
Email and U.S. Mail to:

Alysoun M. Eversole, Attorney ([aeversole@eversolelaw.com](mailto:aeversole@eversolelaw.com) )  
1509 King Street  
Beaufort, South Carolina 29902

Racquel Bolden-Lott  
Racquel Bolden-Lott, Pro Se



It further appears that Defendant Beaufort County Assessor filed its Answer on October 31, 2022 and thereafter was dismissed from this action by Stipulation of Dismissal filed August 14, 2024. All remaining Defendants are in default as evidenced by the Order of Default filed on May 5, 2023.

Prior to the September 9, 2024, Raquel Bolden-Lott filed a Motion for Summary Judgment and a Motion to Dismiss. The motions were heard at the beginning of the September 9, 2024 hearing and denied.

Therefore, from the pleadings, testimony of witnesses, evidence presented at the hearing and my own interpretation of the public records, I make the following:

#### FINDINGS OF FACT

1. The real property that is the subject of this action (hereinafter referred to as the "Property") is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared by Zyad A. Khalil, RLS, dated August 7, 2022.

2. Debbie Frazier, the Plaintiff, testified that in 1994 her parents purchased a new doublewide mobile home which they placed on the 7.04 acres purchased by her parents from Nelson Hamilton in 1993. The home was placed near the road frontage of Simmonsville Road. The original address of the home was 122 Simmonsville Road but at some point, changed to 2 Billy Simmonds Drive by the County, probably for 911 purposes. This home was her parents' residence from 1994 until their deaths. Her father died in 1999. Although Ms. Frazier was in the Air Force with her residence being in Savannah, Georgia, she frequently visited with her parents at their home and later cared for her mother at her home in Savannah until her death in 2020. Ms. Frazier continues to frequent the home for normal residential activities including property

maintenance and lawn care.

3. Ms. Frazier also testified that testified that over the years there were changes in the Tax ID numbers and in 2019 her mother stopped receiving tax bills for the land but the tax bills for the mobile home continued to be delivered. Her mother died November 25, 2020. Ms. Frazier communicated in writing and in person with the Beaufort County officials and researched the public records to figure out why they stopped receiving tax bills for the land but to no avail. She was told by the officials she needed to get a lawyer, which precipitated this lawsuit. She testified that her mother and father had sold portions of the 7.04 acres to others which left her with the remaining acreage on which the home sits. Ms. Frazier had a plat prepared by Zyad A. Khalil, RLS, for the purposes of this suit, Plaintiff's Exhibit 2, shows the location of the mobile home and the boundary lines of her occupancy. Ms. Frazier also testified that she has not probated the estate of her late mother because there is no tax map number associated with the property on which the home sits. She stated she is her mother's only child and her mother's estate has not been probated.

4. Darrell Thomas Johnson, Esq. testified as a fact witness and was qualified as an expert in real property law. I find from his testimony and documents entered into evidence that the Property is a portion of a twenty-five (25) acre tract of land that was the subject of quiet title/partition action in *Nelson Hamilton vs. William Simmons, et al.*, Civil Action Number 79-21 (JR37222) filed at the Clerk of Court for Beaufort County, South Carolina. The Order entered by Judge Peebles partitioned the 25 acres, more or less, into three (3) 7.04-acre parcels of land according to a plat prepared by Rod C. Spann, RLS, dated November 28, 1978, and recorded in Plat Book 29 at Page 25.

5. Of the three (3) parcels partitioned, Parcel B on the plat recorded in Book 29 at Page 25 was vested in Nelson Hamilton, and Parcel C was vested in Marie Bolden as shown on

the plat recorded in Book 29 at Page 25.

6. I find that Nelson Hamilton and Fred Bolden as sole heir of Marie Bolden, decided to reconfigure their lots. Attorney Darrell Thomas Johnson, Esq. prepared two Quit Claim Deeds drafting metes and bounds legal descriptions from an unrecorded revised plat prepared for Nelson Hamilton by Rod C. Spann Rod, RLS, last revised February 27, 1981. Although Mr. Johnson could not clearly recollect the reason the plat was not recorded, he testified that it was likely because they did not have a recordable version of the plat, so the legal description of each deed recited the metes and bounds, courses and distances shown on the plat, which was entered into evidence as Plaintiff's Exhibit 5. On October 15, 1993 Nelson Hamilton conveyed all his right, title and interest in the northern rectangular shaped lot consisting of 7.05 acres shown as "Parcel A" to Fred Bolden, sole heir at law of Marie Bolden, which was recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 982. Fred Bolden, sole heir at law of Marie Bolden, conveyed the southern rectangular shaped lot consisting of 7.04 acres shown as "Parcel B" to Nelson Hamilton which was recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 984.

7. Thereafter, on October 15, 1993, Nelson Hamilton sold the southern rectangular shaped lot consisting of 7.04 acres shown as "Parcel B" to Jack Brown and Clareth F. Brown which is recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 987.

8. Mr. Johnson then testified about the Deed of Distribution from the Estate of Marie F. Bolden dated October 2, 1996 and recorded in Book 892 at Page 1268. Marie F. Bolden died on September 27, 1990 prior to the "Swap Deeds" between Fred Bolden, sole heir of Marie Bolden and Nelson Hamilton, executed on October 15, 1993. The estate administration for Marie F.

Bolden was filed in Probate Court Case no. 94ES700542. Fred A. Bolden executed the Deed of Distribution. The testimony confirmed that Fred A. Bolden is one and the same person as Fred Bolden, sole heir at law of Marie Bolden. The legal description purports to distribute the same property that Marie Bolden acquired by Order of Judge Peeples in the quiet title/partition action in *Hamilton vs. William Simmons, et al.*, Civil Action Number 79-21 (JR37222), i.e. Parcel "C" shown on the plat prepared by Rod C. Spann, RLS, dated November 28, 1978, and recorded in Plat Book 29 at Page 25. It is believed that this deed created confusion with the taxing authorities and was misleading to the heirs of Fred Bolden.

9. Mr. Johnson testified that he assisted Clareth Brown in the probate administration of the estate of Jack Brown, Jr. who died on May 27, 1999. Mr. Johnson prepared the Deed of Distribution executed on November 20, 2000 and recorded at the Office of the Register of Deeds for Beaufort County in Book 1386 at Page 942. The Deed of Distribution distributes Jack Brown's undivided 50% interest in the property he bought from Nelson Hamilton on October 15, 1993 to his wife Clareth F. Brown and his daughter Debbie D. Frazier in equal shares.

10. Mr. Johnson also testified that he had prepared deeds for the Browns when they sold a one-acre parcel of land in 1997, the deed being recorded in Book 933 at page 2516, and a one-half acre parcel of land in 2001, the deed being recorded in Book 1454 at Page 1171.

11. Racquel Bolden-Lott, the Defendant, testified adamantly that her father's property is what is shown on the tax maps and is the property she has been paying taxes on since her father's death 2007. Her goal is to preserve the property for his legacy.

#### CONCLUSIONS OF LAW

1. I find that the real property that is the subject of this litigation is situated in Beaufort County, South Carolina and this court has jurisdiction to hear the matters set forth in the Complaint

and venue is proper.

2. I find that the adjoining landowners Adan Castillo Nava and Ivone Trejo Guevara as owners of R610 0310000192, Denolis T. Polite as owner of R610 0310000195, and 0718 and Ethel P. Brown as owner of R610 031 000 022A were properly served with the Summons and Complaint and, having not responded as required by law are in default and, therefore the Plaintiff is entitled to the relief sought in the Third Cause of Action for the Determination of Boundary lines as it relates to each of them.

3. I find that the Deed of Distribution dated October 2, 1996 and recorded in Book 892 at Page 11268 in the estate of Marie Bolden in so far as it purports to convey any part of the property that Fred Bolden previously conveyed to Nelson Hamilton is a nullity because Fred Bolden, as sole heir at law of his mother Marie Bolden, had, prior to the probate administration of his mother's estate, executed and delivered the deed recorded at the Office of the Register of Deeds for Beaufort County in Book 662 at Page 984. I further find that this Deed of Distribution likely caused confusion with the Beaufort County Assessor's Office property tax records, tax maps and the belief of Defendant Raquel Bolden-Lott.

4. I find that the Plaintiff Debbie D. Frazier is the sole heir at law of Claretha F. Brown, who died intestate without probate administration of her estate, and has proven to the satisfaction of this court that that she possesses a good and marketable chain of title to the remaining portion of the original 7.04 acres owned by her parents, Jack Brown and Claretha F. Brown not sold or conveyed to third parties.

5. I find from the testimony of Defendant Raquel Bolden-Lott and the evidence she presented that she and her father before her, Fred Bolden, whether by mistake or otherwise, claimed title to the property on which the home of the Plaintiff and her predecessors in title have

possessed since 1994.

6. I further find that from 2007 to the present, the Defendant has paid the real property taxes on 7.05 acres but that she is not entitled to reimbursement from the Plaintiff because the heirs of Fred Bolden are still the fee simple owners of 7.05 acres of land as described in the deed from Nelson Hamilton to Fred Bolden, as sole heir of Marie Bolden, dated October 15, 1993 and recorded in Book 662 at Page 984.

7. I find the Plaintiff and her parents openly, notoriously, hostilely, exclusively and continuously have occupied and exercised incidents of ownership of their property, in part by virtue of selling portions of the disputed area to others. I further find that the Plaintiff and her predecessors have possessed and occupied the property upon which her home sits for their ordinary use since 1994 and that she has established adverse possession founded upon written instruments against the claims of the heirs of Fred Bolden.

8. I further find that based on these findings there is a discrepancy between the remaining acreage to which the Plaintiff is seized and possessed because the plat that was prepared for this litigation by Zyad A. Khalil, RLS does not accurately depict the northern boundary line of Plaintiff's property. The northern boundary line should be as described in the deed from Fred Bolden, sole heir of Marie Bolden, dated October 15, 1993 to Nelson Hamilton recorded in Book 622 at Page 984.

NOW THEREFORE, IT IS HEREBY ORDERED ADJUDGED AND DECREED that Debbie D. Frazier is vested with fee simple, absolute title in and to the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared for Debbie Frazier by Zyad A. Khalil, RLS, dated August 7, 2022, AND ALSO a triangular

shaped parcel of land between the northern boundary line as shown on the  
aforementioned plat and the northern boundary line described in the deed from Fred  
Bolden, sole heir of Marie Bolden, to Nelson Hamilton dated October 15, 1993 and  
recorded at the Office of the Register of Deeds for Bea son, South Carolina  
recorded in Book 622 at Page984.  
(Por. of PIN# R6IO 00 I 000 023B)

Curtis Coltrane, Special Referee for Beaufort  
County

Hilton Head Island, South Carolina

This 13<sup>th</sup> Day of September, 2024.

STATE OF SOUTH CAROLINA  
 COUNTY OF  
 IN THE COURT OF COMMON PLEAS

FORM 4

JUDGMENT IN A CIVIL CASE

CASE NO. 2022 CP-07-1741

RECEIVED

Oct 11 2024

Debbie D. Frazier

Heirs at Law of Fred Bolden, et al.

SC Court of Appeals

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: Curtis L. Coltrane, Special Referee	Attorney for : <input type="checkbox"/> Plaintiff <input checked="" type="checkbox"/> Defendant
	or <input checked="" type="checkbox"/> Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.  See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):**  Rule 12(b), SCRPC;  Rule 41(a), SCRPC (Vol. Nonsuit);  Rule 43(k), SCRPC (Settled);  Other
- ACTION STRICKEN (CHECK REASON):**  Rule 40(j), SCRPC;  Bankruptcy;  Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  Other
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**  
 Affirmed;  Reversed;  Remanded;  Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED:  See attached order (formal order to follow)  Statement of Judgment by the Court:

ORDER INFORMATION

This order  ends  does not end the case.  
 Additional Information for the Clerk :

INFORMATION FOR THE JUDGMENT INDEX		
Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.		
Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled <List amount(s) below>
Debbie D. Frazier	Heirs at Law of Fred Bolden, et al.	\$N/A
		\$
		\$

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 (Por. of PIN# R810 031 000 023B 0000)

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest

ELECTRONICALLY FILED - 2024 Oct 24 1:54 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741  
 ELECTRONICALLY FILED - 2024 Sep 13 4:28 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741



**THE SOUTH CAROLINA COURT OF APPEALS**

**RACQUEL BOLDEN-LOTT**  
Appellant,

v.

Appellant Case No.: 2024-001725

**DEBBIE D. FRAZIER,**  
Appellee,

**AMENDED NOTICE OF APPEAL**

Appellant Racquel Bolden-Lott, pro se, pursuant to Rule 203(a)(b)(1), South Carolina Court Rules, hereby files this Amended Notice of Appeal of the *Judgment and Final Order* filed on September 13, 2024, in the Courts of Common Pleas, Civil Action No. 2022-CP-07-01741, and attached hereto as Exhibit "A."

Respectfully Submitted,



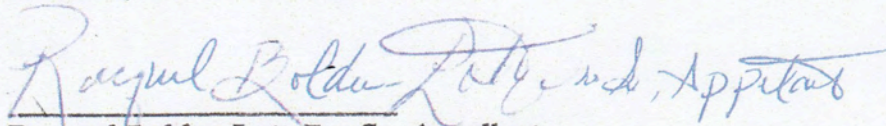
Racquel Bolden-Lott, Pro Se, Appellant  
1925 North Laura Street  
Jacksonville, Florida 32206  
(904) 904-343-2630

Dated: 10/24/2024

**CERTIFICATE OF SERVICE**

I hereby certify that the following person has been provided with the above document by Email and U.S. Mail to:

Alysoun M. Eversole, Attorney  
([aeversole@eversolelaw.com](mailto:aeversole@eversolelaw.com))  
1509 King Street  
Beaufort, South Carolina 29902

  
Racquel Bolden-Lott, Pro Se, Appellant

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 371129  
 Location: GRM Conversion      Receipt Year: 2000  
 Session: 03/30/2000-H1      Date Received: 03/30/2000

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 1999 Effective Pay Date: 03/30/2000 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	516.66	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	516.66	0.00
Tender Information:		Charge Summary:						
Credit Card		516.66	Real					0.00
Total Tendered		516.66	Total Charges					0.00



**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	516.66
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 383033  
 Location: GRM Conversion      Receipt Year: 2001  
 Session: 01/24/2001-H1      Date Received: 01/24/2001

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2000 Effective Pay Date: 01/24/2001 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	496.51	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	496.51	0.00
Tender Information:		Charge Summary:						
Credit Card		496.51	Real					0.00
Total Tendered		496.51	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	496.51
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 399418  
 Location: GRM Conversion      Receipt Year: 2002  
 Session: 01/15/2002-H2      Date Received: 01/15/2002

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2001 Effective Pay Date: 01/15/2002 PIN: R610.031.000.023B.0000	0.00	0.00	0.00	0.00	0.00	492.43	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	492.43	0.00
Tender Information:		Charge Summary:						
Credit Card		492.43	Real					0.00
Total Tendered		492.43	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	492.43
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 411151  
 Location: GRM Conversion      Receipt Year: 2003  
 Session: 07/15/2003-H1      Date Received: 07/15/2003

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2002 Effective Pay Date: 07/15/2003 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	387.37	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	387.37	0.00
Tender Information:		Charge Summary:						
Check		387.37	Real					0.00
Total Tendered		387.37	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	387.37
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 419885  
 Location: GRM Conversion      Receipt Year: 2004  
 Session: 08/27/2004-H1      Date Received: 08/27/2004

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2003 Effective Pay Date: 08/27/2004 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	399.42	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	399.42	0.00
Tender Information:		Charge Summary:						
Credit Card		399.42	Real					0.00
Total Tendered		399.42	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	399.42
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 431269  
 Location: GRM Conversion      Receipt Year: 1999  
 Session: 01/15/1999-H1      Date Received: 01/15/1999

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 1998 Effective Pay Date: 01/15/1999 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	390.32	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	390.32	0.00
Tender Information:		Charge Summary:						
Check		390.32	Real					0.00
Total Tendered		390.32	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	390.32
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

<b>Received By:</b>	conv	<b>Receipt Number:</b>	469348
<b>Location:</b>	GRM Conversion	<b>Receipt Year:</b>	2007
<b>Session:</b>	05/17/2007-16	<b>Date Received:</b>	05/17/2007

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2006 Effective Pay Date: 05/17/2007 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	1,170.48	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	1,170.48	0.00
Tender Information:		Charge Summary:						
Check		1,170.48	Real					0.00
Total Tendered		1,170.48	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	1,170.48
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 472588  
 Location: GRM Conversion      Receipt Year: 2006  
 Session: 03/28/2006-B2      Date Received: 03/29/2006

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2005 Effective Pay Date: 03/28/2006 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	860.37	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	860.37	0.00
Tender Information:		Charge Summary:						
Check		860.37	Real					0.00
Total Tendered		860.37	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	860.37
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 476927  
 Location: GRM Conversion      Receipt Year: 2005  
 Session: 06/30/2005-H2      Date Received: 07/01/2005

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2004 Effective Pay Date: 06/30/2005 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	796.98	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	796.98	0.00
Tender Information:		Charge Summary:						
Check		796.98	Real					0.00
Total Tendered		796.98	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	796.98
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: conv      Receipt Number: 491608  
 Location: GRM Conversion      Receipt Year: 2008  
 Session: 06/26/2008-05      Date Received: 06/26/2008

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2007 Effective Pay Date: 06/26/2008 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	1,183.29	0.00
<b>Totals:</b>		0.00	0.00	0.00	0.00	0.00	1,183.29	0.00
Tender Information:		Charge Summary:						
Check		1,183.29	Real					0.00
Total Tendered		1,183.29	Total Charges					0.00

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

conversion

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	0.00
<b>PAID</b>	1,183.29
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: payit      Receipt Number: -4ff3-a062-1f90c22c  
Location: PAYIT      Receipt Year: 2024  
Session: payit-01302024-0      Date Received: 01/30/2024

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 7038979 Bill Year: 2023 Effective Pay Date: 01/30/2024 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	4,874.46	4,732.49	0.00	141.97	4,874.46	4,874.46	0.00
<b>Totals:</b>		4,874.46	4,732.49	0.00	141.97	4,874.46	4,874.46	0.00
Tender Information:		Charge Summary:						
eCheck		4,874.46	Real					4,874.46
Total Tendered		4,874.46	Total Charges					4,874.46

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
C/O RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSONAL  
JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	4,874.46
PAID	4,874.46
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: payit      Receipt Number: 760-b229-50b0b107  
Location: PAYIT      Receipt Year: 2023  
Session: payit-01132023-0      Date Received: 01/13/2023

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 6606476 Bill Year: 2022 Effective Pay Date: 01/13/2023 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	4,318.70	4,318.70	0.00	0.00	4,318.70	4,318.70	0.00
<b>Totals:</b>		4,318.70	4,318.70	0.00	0.00	4,318.70	4,318.70	0.00
Tender Information:		Charge Summary:						
eCheck		4,318.70	Real					4,318.70
Total Tendered		4,318.70	Total Charges					4,318.70

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
C/O RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSON  
JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	4,318.70
PAID	4,318.70
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: kchesney      Receipt Number: B11.142952  
Location: BEAUFORT      Receipt Year: 2011  
Session: 338869138-75000025-02012012-5      Date Received: 02/01/2012

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 1350995 Bill Year: 2011 Effective Pay Date: 02/01/2012 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 116 SIMMONSVILLE RD Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	2,597.12	2,521.48	0.00	75.64	2,597.12	2,597.12	0.00
<b>Totals:</b>		2,597.12	2,521.48	0.00	75.64	2,597.12	2,597.12	0.00
Tender Information:		Charge Summary:						
Check		2,597.12	Real					2,597.12
Total Tendered		2,597.12	Total Charges					2,597.12

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
C/O RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSO  
JACKSONVILLE FL 32206-3632

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	2,597.12
<b>PAID</b>	2,597.12
<b>CHANGE</b>	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: fwhalen      Receipt Number: B13.140682  
Location: HILTON HEAD      Receipt Year: 2013  
Session: 619027474-75000024-01152014-1      Date Received: 01/15/2014

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2270428 Bill Year: 2013 Effective Pay Date: 01/15/2014 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	3,244.67	3,244.67	0.00	0.00	3,244.67	3,244.67	0.00
<b>Totals:</b>		3,244.67	3,244.67	0.00	0.00	3,244.67	3,244.67	0.00
Tender Information:		Charge Summary:						
Check		3,244.67	Real					3,244.67
Total Tendered		3,244.67	Total Charges					3,244.67

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
C/O RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSO  
JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	3,244.67
PAID	3,244.67
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: fwhalen      Receipt Number: B15.14184  
Location: BEAUFORT      Receipt Year: 2015  
Session: 619027474-225000042-01162015-3      Date Received: 01/16/2015

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2810734 Bill Year: 2014 Effective Pay Date: 01/15/2015 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	3,325.65	3,325.65	0.00	0.00	3,325.65	3,325.65	0.00
<b>Totals:</b>		3,325.65	3,325.65	0.00	0.00	3,325.65	3,325.65	0.00
Tender Information:		Charge Summary:						
Check		3,325.65	Real					3,325.65
Total Tendered		3,325.65	Total Charges					3,325.65

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
C/O RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSO  
JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	3,325.65
PAID	3,325.65
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: fwhalen      Receipt Number: B16.16491  
Location: BEAUFORT      Receipt Year: 2016  
Session: 619027474-225000042-01152016-3      Date Received: 01/15/2016

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 3464534 Bill Year: 2015 Effective Pay Date: 01/15/2016 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	3,349.54	3,349.54	0.00	0.00	3,349.54	3,349.54	0.00
<b>Totals:</b>		3,349.54	3,349.54	0.00	0.00	3,349.54	3,349.54	0.00
Tender Information:		Charge Summary:						
Check		3,349.54	Real					3,349.54
Total Tendered		3,349.54	Total Charges					3,349.54

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
C/O RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSONA  
JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	3,349.54
PAID	3,349.54
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: ablaise      Receipt Number: B16.269569  
 Location: BEAUFORT      Receipt Year: 2016  
 Session: 1155097772-225000042-02162017-2      Date Received: 02/16/2017

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 3796464 Bill Year: 2016 Effective Pay Date: 02/15/2017 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	3,457.22	3,457.22	0.00	0.00	3,457.22	3,457.22	0.00
<b>Totals:</b>		3,457.22	3,457.22	0.00	0.00	3,457.22	3,457.22	0.00
Tender Information:		Charge Summary:						
Check		3,457.22	Real					3,457.22
Total Tendered		3,457.22	Total Charges					3,457.22

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
 C/O RACQUEL BOLDEN-LOTT  
 30-4-40(A)(2)-PERSO  
 JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	3,457.22
PAID	3,457.22
CHANGE	0.00



**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

<b>Received By:</b>	ward	<b>Receipt Number:</b>	B19.57982
<b>Location:</b>	PAYIT	<b>Receipt Year:</b>	2019
<b>Session:</b>	601825337-225000088-02042019-7	<b>Date Received:</b>	02/04/2019

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 4722961 Bill Year: 2018 Effective Pay Date: 02/01/2019 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	3,940.80	3,826.02	0.00	114.78	3,940.80	3,940.80	0.00
<b>Totals:</b>		3,940.80	3,826.02	0.00	114.78	3,940.80	3,940.80	0.00
Tender Information:		Charge Summary:						
Check		3,940.80	Real					3,940.80
Total Tendered		3,940.80	Total Charges					3,940.80

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
 C/O RACQUEL BOLDEN-LOTT  
 30-4-40(A)(2)-PERSO  
 JACKSONVILLE FL 32206-3632

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	3,940.80
<b>PAID</b>	3,940.80
<b>CHANGE</b>	0.00





**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: Sarah.Kimbrell      Receipt Number: B22.33940  
 Location: PAYIT      Receipt Year: 2022  
 Session: 1239448094-225000088-01142022-3      Date Received: 01/14/2022

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 6145043 Bill Year: 2021 Effective Pay Date: 01/13/2022 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	4,241.57	4,241.57	0.00	0.00	4,241.57	4,241.57	0.00
<b>Totals:</b>		4,241.57	4,241.57	0.00	0.00	4,241.57	4,241.57	0.00
Tender Information:		Charge Summary:						
Check		4,241.57	Real					4,241.57
Total Tendered		4,241.57	Total Charges					4,241.57

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
 C/O RACQUEL BOLDEN-LOTT  
 30-4-40(A)(2)-PERSO  
 JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	4,241.57
PAID	4,241.57
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: shanna      Receipt Number: BFT.62397  
 Location: BEAUFORT      Receipt Year: 2008  
 Session: shanna-08312009-0      Date Received: 08/31/2009

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2008 Effective Pay Date: 08/31/2009 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 116 SIMMONSVILLE RD Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	2,842.79	2,406.77	0.00	436.02	2,842.79	2,842.79	0.00
<b>Totals:</b>		2,842.79	2,406.77	0.00	436.02	2,842.79	2,842.79	0.00
Tender Information:		Charge Summary:						
Check #1039483		2,843.00	Real					2,842.79
Total Tendered		2,843.00	Total Charges					2,842.79

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN;OTT RACQUEL  
 30-4-40(A)(2)-PERSONAL NATURE  
 JACKSONVILLE FL 32206

BALANCE REMAINING	0.00
CHARGES	2,842.79
PAID	2,843.00
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By:	aray	Receipt Number:	U10.169356
Location:	BEAUFORT	Receipt Year:	2010
Session:	aray-03082011-0	Date Received:	03/08/2011

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 703824 Bill Year: 2010 Effective Pay Date: 03/08/2011 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 116 SIMMONSVILLE RD Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	2,751.62	2,501.47	0.00	250.15	2,751.62	2,751.62	0.00
<b>Totals:</b>		2,751.62	2,501.47	0.00	250.15	2,751.62	2,751.62	0.00
Tender Information:		Charge Summary:						
Check #10519		2,751.62	Real					2,751.62
Total Tendered		2,751.62	Total Charges					2,751.62

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

RACQUEL BOLDEN-LOTT  
30-4-40(A)(2)-PERSONAL  
JACKSONVILLE, FL 32206

BALANCE REMAINING	0.00
CHARGES	2,751.62
PAID	2,751.62
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487

Received By: jneil      Receipt Number: U10.8515  
Location: BEAUFORT      Receipt Year: 2010  
Session: jneil-01292010-2      Date Received: 01/29/2010

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 153075 Bill Year: 2009 Effective Pay Date: 01/29/2010 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 116 SIMMONSVILLE RD Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	2,538.22	2,464.29	0.00	73.93	2,538.22	2,538.22	0.00
<b>Totals:</b>		2,538.22	2,464.29	0.00	73.93	2,538.22	2,538.22	0.00
Tender Information:		Charge Summary:						
Check #10347		2,538.22	Real					2,538.22
Total Tendered		2,538.22	Total Charges					2,538.22

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

BOLDEN FRED A  
30-4-40(A)(2)-PERSONAL NATURE  
JACKSONVILLE FL 32206

BALANCE REMAINING	0.00
CHARGES	2,538.22
PAID	2,538.22
CHANGE	0.00

**BEAUFORT**

BEAUFORT COUNTY TREASURER  
 PO DRAWER 487  
 BEAUFORT, SC 29901-0487

Received By: sonias      Receipt Number: U12.133489  
 Location: BEAUFORT      Receipt Year: 2012  
 Session: sonias-02012013-4      Date Received: 02/01/2013

**PAYMENT RECEIPT - PARTIAL**

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 1864024 Bill Year: 2012 Effective Pay Date: 02/01/2013 PIN: R610 031 000 023B 0000 Primary Owner: BOLDEN FRED A Property Addr: 2 BILLY SIMMONS DR Property Desc: OWNERS RESIDENCE DORMANT TAG: 610-TOWN OF BLUFFTON	2,623.69	2,547.27	0.00	76.42	2,623.69	2,623.69	0.00
<b>Totals:</b>		2,623.69	2,547.27	0.00	76.42	2,623.69	2,623.69	0.00
Tender Information:		Charge Summary:						
Check #10819		2,623.69	Real					2,623.69
Total Tendered		2,623.69	Total Charges					2,623.69

**BEAUFORT** BEAUFORT COUNTY TREASURER PO DRAWER 487 BEAUFORT, SC 29901-0487

By Whom Paid:

RONALD LOTT SR RACQUEL BOLDEN-LOTT  
 C/O RACQUEL BOLDEN-LOTT  
 30-4-40(A)(2)-PERSO  
 JACKSONVILLE FL 32206-3632

BALANCE REMAINING	0.00
CHARGES	2,623.69
PAID	2,623.69
CHANGE	0.00

WASTE MGT

SIMMONS VILLAGE RD

Waste House

Waste House

24,180 sq. ft.  
INCLUDES 20' EASEMENT

309,520 sq. ft.  
7.28 acres  
INCLUDES 20' EASEMENT AND EASEMENT

21,780 sq. ft.  
0.50 acres

21,780 sq. ft.  
0.50 acres

21,780 sq. ft.  
0.50 acres

PARCEL 22A  
70,116 sq. ft.  
1.61 acres  
20' EASEMENT  
5,774 sq. ft.  
0.20 acres

TOTAL  
PARCEL 22A  
(INCLUDING RIGHT-OF-WAY)  
75,890 sq. ft.  
1.81 acres

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF  
PLANNING, SURVEYING AND ENGINEERING, INC.  
10000 W. 11TH AVENUE, SUITE 100, DENVER, CO 80202  
DATE: 11/11/11

PROFESSIONAL LAND SURVEYOR  
STATE OF COLORADO  
No. 10222  
11/11/11