

THE SOUTH CAROLINA COURT OF APPEALS

Debbie D. Frazier, Plaintiff,

v.

Appellant Case No.: 2024-001725

The Heirs at Law of Fred Bolden, Denolis T. Polite, Adan Castillo Nava, Ivone Trejo Guevara, Ethel P. Brown, 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 Rode; including all persons who may be deceased, minors, in the Armed Forces of the United State, Non Compos Mentis, and who may be wider 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,

of whom Racquel Bolden-Lott is the Appellant,

RECORD ON APPEAL - VOLUME 2

Respectfully Submitted,

/s/ Racquel Bolden-Lott

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

Dated: July 1st, 2025

RECEIVED
JUL 07 2025
SC Court of Appeals

CERTIFICATE OF SERVICE

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

RECEIVED

JUL 07 2025

SC Court of Appeals

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

/s/ Racquel Bolden-Lott
Racquel Bolden-Lott

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the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this cause to the Master in Equity for this County, which Order shall, pursuant to the South Carolina Rules of Civil Procedure, Rule 53 specifically provide that the said Master in Equity is authorized and empowered to enter a final judgment in this cause with appeal only to the Supreme Court or the Court of Appeals as provided by the South Carolina Appellate Court Rules.

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
14th day of September, 2022

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 Ziad 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 quit 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, Clarethia 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 Clarethia 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. Por. 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
14th day of September, 2022

FOR A FIRST CAUSE OF ACTION
(FAILURE TO STATE A CLAIM UNDER 12(b)(6))

8. Defendant, Racquel Bolden Lott restates and realleges each response as if fully contained herein.
9. The Plaintiff has failed to State a claim upon which relief can be granted in this case,
10. The Plaintiff has failed to state facts sufficient to establish all of the elements of Adverse possession.

WHEREFORE, Defendant inquire into these matters and enter an Order:

- A. Dismissing the Plaintiff's case for Failure to State a Claim upon which relief can be granted;
- B. For an Order dismissing the Plaintiff claims because they have no merit;
- C. For such other and further relief as the Court may deem just and proper.

Respectfully submitted,

S/ Thad J. Doughty
Thad J. Doughty, Esq.
Doughty Law Firm, LLC.
SC Bar No.: 6955
6650 Rivers Avenue
N. Charleston, SC 29406
(843) 576-1400 Office
(843) 576-5401 Fax

ATTORNEY FOR THE DEFENDANT Racquel Bolden Lott

So Stipulated:
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

So Stipulated:
HOWELL, GIBSON, & HUGHES, P.A.

By: s/Thomas A. Bendle, Jr.
Thomas A. Bendle, Jr., SC Bar No. 69561
P.O. Box 40
Beaufort, SC 29901-0040
(843)522-2400
tbendle@hghpa.com
ATTORNEY FOR
BEAUFORT COUNTY ASSESSOR

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, title, estate
or interest in or lien upon the real property described in the Complaint herein
Defendants.

2024 AUG 30 PM 3:28
JEROME A. HARRISON, III
CLERK OF COURT

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 Clareth 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 Clareth 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)

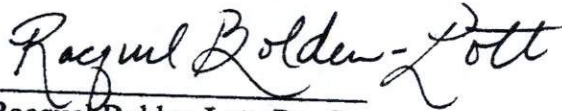
13. Because the *Complaint* does not allege that after November 25, 2020, Debbie Frazier continually resided at, occupied and possessed the 1.78 acres after the death of Claretha Brown, there can be no adverse possession by tacking on the possession of Claretha Brown because there is a break in the continuity 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,



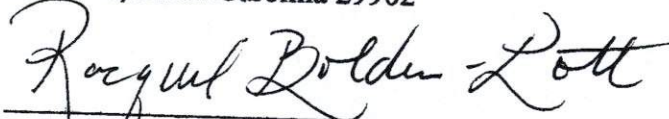
Racquel Bolden-Lott, Pro Se
1925 North Laura Street
Jacksonville, Florida 32206
(904) 904-343-2630

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)
1509 King Street
Beaufort, South Carolina 29902



Racquel Bolden-Lott, Pro Se

2024 AUG 30 PM 3:28
CLERK OF COURT
JUDICIAL DISTRICT
SOUTH CAROLINA

Exhibit "A"

D.T. Johnson

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

RECORDED
2001 Apr -06 02:53 PM
Sharon W. 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: Claretha F. Brown AND Debbie D. Frazier
Address: P.O. Box 1118 5001 LaRoache Avenue
Bluffton, S.C. 29910 Savannah, Georgia 31404

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 Aclé 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. Elkholm, 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
BOOK 01386 PG 0942
FILE NO# 2001009577
RECORDED BY T. STOVAS
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 requirements of the will in 70-10-300 PC, and that the said Deed of Distribution is a valid and legal conveyance of the within described property.
Executed this 22nd 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 30th day of November, 2000

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Estate of: Jack Brown, Jr.

by Signature: Clareth F. Brown ←
CLARETHA F. BROWN

→ Witness: Richard Bolden

Witness: June Hayward
Notary

STATE OF SOUTH CAROLINA)
COUNTY OF)

PROBATE

PERSONALLY appeared before me
RICHARD BOLDEN ←
MARIAH B. FIELDS

named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with JUNE HAYWARD witnessed the execution thereof.

SWORN to before me this 30th day of
November, 2000

Witness Signature:

June Hayward ←
Notary Public for South Carolina

→ Mariah B. Fields
Richard Bolden

My Commission Expires: MY COMMISSION EXPIRES JUNE 21, 2000

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

Dist	Map	SubMap	Parcel	Block	Week
R600	039	000	0187	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. S. Bluffton 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

Form with sections: DECEASED, PART I, DISPOSITION, CAUSE OF DEATH, PART II, MANNER OF DEATH, CERTIFIER. Includes fields for name, date of death, location, and certifier information.

9a. 9b. 9c. 9d. 12a. 12b. 13a. 13b. 13c. 30a. DHFC 670

JUN 07 1999

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 3:27
JERRI A. MCGUIRE, CLERK
BEAUFORT COUNTY, S.C.
OFFICE OF 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,



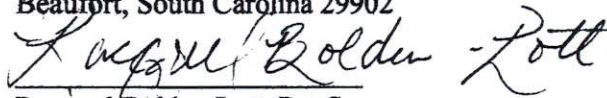
Racquel Bolden-Lott, Pro Se
1925 North Laura Street
Jacksonville, Florida 32206
(904) 904-343-2630

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)
1509 King Street
Beaufort, South Carolina 29902



Racquel Bolden-Lott, Pro Se

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

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 29th day of August, 2024
Racquel Bolden-Lott Affiant
Racquel Bolden-Lott

STATE OF FLORIDA
COUNTY OF DUVAL

On this 29th 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.

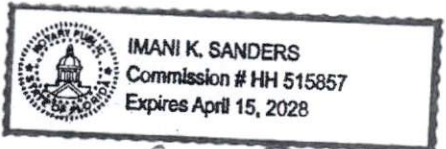

Imani Sanders

Exhibit "A"

BEAUFORT

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

Received By: conv Receipt Number: 431289
 Location: GRM Conversion Receipt Year: 1999
 Session: 01/15/1999-H1 Date Received: 01/15/1999

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

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
Totals:		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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	496.51

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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	492.43

BEAUFORT

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

Received By:	conv	Receipt Number:	41115
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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	387.37

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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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	399.42

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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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	796.98

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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	860.37

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BEAUFORT

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

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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	1,170.48

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
Totals:		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

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	1,183.29

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

BEAUFORT

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

Received By: shanna
Location: BEAUFORT
Session: shanna-08312009-0

Receipt Number: BFT.62397
Receipt Year: 2008
Date Received: 08/31/2009

Page 1
ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

337

BALANCE REMAINING	0.00
CHARGES	2,842.79
PAID	2,843.00

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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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: 118 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
Totals:		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

338

BALANCE REMAINING	0.00
CHARGES	2,538.22
PAID	2,538.22

BEAUFORT

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

Received By: array
 Location: BEAUFORT
 Session: array-03082011-0

Receipt Number: U10.169356
 Receipt Year: 2010
 Date Received: 03/08/2011

Page 1
 ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

339

BALANCE REMAINING	0.00
CHARGES	2,751.62
PAID	2,751.62

BEAUFORT

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

Received By: kchesney
Location: BEAUFORT
Session: 338869138-75000025-02012012-5

Receipt Number: B11.142952
Receipt Year: 2011
Date Received: 02/01/2012

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

340

BALANCE REMAINING	0.00
CHARGES	2,597.12
PAID	2,597.12

BEAUFORT

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

Received By:

sonias

Receipt Number:

Page
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
Totals:		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

341

BALANCE REMAINING	0.00
CHARGES	2,623.69
PAID	2,623.69

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

BEAUFORT

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

Received By: fwhalen
Location: HILTON HEAD
Session: 619027474-75000024-01152014-1

Receipt Number: B13.140682
Receipt Year: 2013
Date Received: 01/15/2014

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

342

BALANCE REMAINING	0.00
CHARGES	3,244.67
PAID	3,244.67

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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

343

BALANCE REMAINING	0.00
CHARGES	3,325.65
PAID	3,325.65

BEAUFORT

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

Received By: fwhalen
Location: BEAUFORT
Session: 619027474-225000042-01152016-3

Receipt Number: B16.16491
Receipt Year: 2016
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
Totals:		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

344

BALANCE REMAINING	0.00
CHARGES	3,349.54
PAID	3,349.54

BEAUFORT

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

Received By: ablaise
 Location: BEAUFORT
 Session: 1155097772-225000042-02162017-2

Receipt Number: B16.269566
 Receipt Year: 2016
 Date Received: 02/16/2017

ELECTRONICALLY FILED 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

345

BALANCE REMAINING	0.00
CHARGES	3,457.22
PAID	3,457.22

BEAUFORT

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

Received By: wward
Location: PAYIT
Session: 601825337-225000088-03152018-3

Receipt Number: B18.64642
Receipt Year: 2018
Date Received: 03/15/2018

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 4292461 Bill Year: 2017 Effective Pay Date: 03/14/2018 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	3,831.51	3,483.19	0.00	348.32	3,831.51	3,831.51	0.00

Totals:	3,831.51	3,483.19	0.00	348.32	3,831.51	3,831.51	0.00
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Tender Information:	Charge Summary:	
Check	3,831.51	Real 3,831.51
Total Tendered	3,831.51	Total Charges 3,831.51

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

346

BALANCE REMAINING	0.00
CHARGES	3,831.51
PAID	3,831.51

BEAUFORT

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

Received By: wward
Location: PAYIT
Session: 601825337-225000088-02042019-7

Receipt Number: B19.57982
Receipt Year: 2019
Date Received: 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
Totals:		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

347

BALANCE REMAINING	0.00
CHARGES	3,940.80
PAID	3,940.80

BEAUFORT

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

Received By:	ward	Receipt Number:	B20.75304
Location:	PAYIT	Receipt Year:	2020
Session:	601825337-225000088-03162020-9	Date Received:	03/16/2020

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 5180802 Bill Year: 2019 Effective Pay Date: 03/14/2020 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	4,443.78	4,039.80	0.00	403.98	4,443.78	4,443.78	0.00

Totals:	4,443.78	4,039.80	0.00	403.98	4,443.78	4,443.78	0.00
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Tender Information:	Charge Summary:	
Check	4,443.78	Real 4,443.78
Total Tendered	4,443.78	Total Charges 4,443.78

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	4,443.78
PAID	4,443.78

BEAUFORT

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

Received By: _____ ward
Location: PAYIT
Session: 601825337-225000088-01152021-5

Receipt Number: B21.13824
Receipt Year: 2021
Date Received: 01/15/2021

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 5549786 Bill Year: 2020 Effective Pay Date: 01/14/2021 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	4,125.01	4,125.01	0.00	0.00	4,125.01	4,125.01	0.00
Totals:		4,125.01	4,125.01	0.00	0.00	4,125.01	4,125.01	0.00

Tender Information:		Charge Summary:	
Check	4,125.01	Real	4,125.01
Total Tendered	4,125.01	Total Charges	4,125.01

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

349

BALANCE REMAINING	0.00
CHARGES	4,125.01
PAID	4,125.01

BEAUFORT

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

Received By: Sarah.Kimbrell
Location: PAYIT
Session: 1239448094-225000088-01142022-3

Receipt Number: B22.33946
Receipt Year: 2022
Date Received: 01/14/2022

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

350

BALANCE REMAINING	0.00
CHARGES	4,241.57
PAID	4,241.57

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
Totals:		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

351

BALANCE REMAINING	0.00
CHARGES	4,318.70
PAID	4,318.70

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

ELECTRONICALLY FILED - 2024 Aug 30 3:23 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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
Totals:		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

352

BALANCE REMAINING	0.00
CHARGES	4,874.46
PAID	4,874.46

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 Clareth 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. Clareth Brown, to Savannah, Georgia. The mobile home has remained vacant from that time to the present. On November 25, 2020, Ms. Clareth Brown died in Savannah, Georgia while residing with her daughter, Debbie Frazier.

13. After the death of Clareth 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

3

355

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

STATE OF SOUTH CAROLINA)

IN THE COURT OF COMMON PLEAS)

COUNTY OF BEAUFORT)

CIVIL ACTION NO. 2022-CP-07-01741)

DEBBIE D. FRAZIER,)

Plaintiff,)

vs)

JUDGMENT AND FINAL ORDER

The Heirs at Law of Fred Bolden, DENOLIS T. POLITE, ADAN CASTILLO NAVA, IVONE TREJO GUEVARA, ETHEL P. BROWN, , 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.)

THIS MATTER CAME BEFORE ME on the 9th day of September 2024 at the final hearing of this matter via Zoom conference call. Present at the hearing was the Plaintiff, Debbie D. Frazier, and her attorney, Alysoun M. Eversole, and the Defendant Raquel Bolden- Lott, appearing Pro-se. Also present were the witnesses, Darrell Thomas Johnson, Esq., a witness for the Plaintiff, and Joe Louis Green, Jr., a witness for the Defendant.

This case was commenced by the filing of a Summons and Complaint on September 14, 2022. It Appears that Defendant Raquel Bolden-Lott, an heir of Fred Bolden, filed her Answer on December 21, 2022.

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 Peeples 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.

OLC# Page 4 of 8

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 Peebles 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 Claretha 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 Claretha 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

CLC# Page 5 of 8

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

CLC# Page 6 of 8

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.

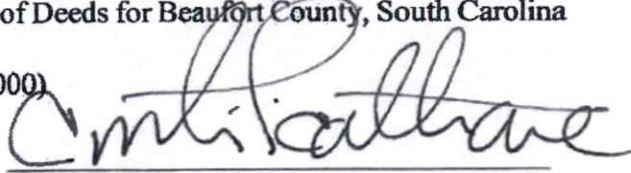
7. I find the Plaintiff and her parents openly, notoriously, hostilely, exclusively and continuously have occupied and exercised incidents of ownership of their property, in part by virtue of selling portions of the disputed area to others. I further find that the Plaintiff and her predecessors have 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 13th Day of September, 2024.

CLC# Page 8 of 8

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

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)
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 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 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.

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OK# Page 4 of 8

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 Claretha 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 Claretha 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 Beaufort County, South Carolina
recorded in Book 622 at Page 984.
(Por. of **PIN# R610 001 000 023B**)

Curtis Coltrane, Special Referee for Beaufort
County

Hilton Head Island, South Carolina

This 13th Day of September, 2024.

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

FORM4

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 checked="" type="checkbox"/> Plaintiff <input 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
		\$
		\$
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 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# 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)
1509 King Street
Beaufort, South Carolina 29902

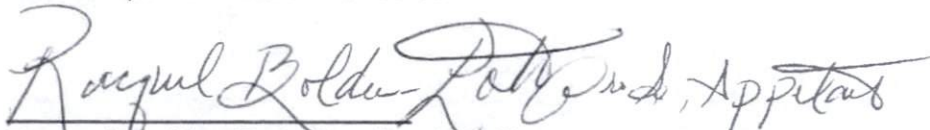

Racquel Bolden-Lott, Pro Se, Appellant

Exhibit "A"

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 Peeples 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

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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.

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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 Peebles 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 Claretha 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 Claretha 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

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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

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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.

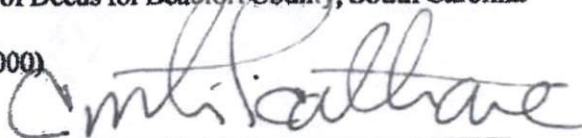
7. I find the Plaintiff and her parents openly, notoriously, hostilely, exclusively and continuously have occupied and exercised incidents of ownership of their property, in part by virtue of selling portions of the disputed area to others. I further find that the Plaintiff and her predecessors have 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 13th 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 : <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Self-Represented Litigant
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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 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)

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

