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,

RECEIVED
JUL 07 2025
SC Court of Appeals

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

Dated: July 1st, 2025

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:

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

RECEIVED
JUL 07 2025
SC Court of Appeals

/s/ Racquel Bolden-Lott
Racquel Bolden-Lott

INDEX

Document	**Record Page Numbers**
Complaint, In the Court of Common Pleas, State of South Carolina, County of Beaufort, Civil Action No. 2022-CP-07-01741, September 14, 2020, 12 RBL	**299 - 307**
Answer of Racquel Bolden-Lott, December 21, 2022,	**308 - 309**
Stipulated Voluntary Dismissal of Defendant BEAUFORT COUNTY ASSESSOR and First Cause of Action, August 14, 2024,	**310 - 311**
Rule 12(b)(6) Motion to Dismiss, August 30, 2024,	**312 - 319**
Rule 56(b) Motion for Summary Judgment, August 30, 2024,	**320 - 322**
Affidavit of Racquel Bolden-Lott, August 30, 2024,	**323 - 352**
Affidavit of Joe Louis Green, August 30, 2024,	**353 - 355**
Judgment and Final Order, September 13, 2024,	**356 - 365**
Notice of Appeal, October 11, 2024,	**366 - 377**
Amended Notice of Appeal, October 24, 2024.	**378 - 390**

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	
COUNTY OF BEAUFORT	)	CIVIL ACTION NO. 2022-CP-07-_____
	)	
DEBBIE D. FRAZIER,	)	
	)	
Plaintiff,	)	
	)	
vs	)	
	)	**SUMMONS**
The Heirs at Law of Fred Bolden, DENOLIS T. POLITE, ADAN CASTILLO NAVA, IVONE TREJO GUEVARA, ETHEL P. BROWN, BEAUFORT COUNTY ASSESSOR, A Political Subdivision of Beaufort County Council, and all others unknown having or claiming to have any right, title, estate or interest in or lien upon the real property described in the Complaint herein, being designated collectively as JOHN DOE and SARAH ROE; including all persons who may be deceased, minors, in the Armed Forces of the United States, Non Compos Mentis, and who may be under any other disability, who might have or claim to have any right, title, estate, interest in or lien upon the real property described in the Complaint herein,	)	
Defendants.	)	

TO THE DEFENDANTS NAMED ABOVE:

YOU ARE HEREBY SUMMONED AND REQUIRED TO ANSWER the Complaint in the above entitled action, the original of which has been filed in the Office of the Clerk of Court for Beaufort County, South Carolina and a copy attached hereto, and to serve a copy of your Answer to said Complaint on the undersigned subscriber at Eversole Law Firm, P.C., 1509 King Street, Beaufort, South Carolina, 29902, within thirty (30) days after service hereof, exclusive of the day of such service, whichever period is longer, and if you fail to answer the Complaint within

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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	
COUNTY OF BEAUFORT	)	CIVIL ACTION NO. 2022-CP-07-_____
	)	
DEBBIE D. FRAZIER,	)	
	)	
Plaintiff,	)	
	)	
vs	)	
	)	**COMPLAINT**
The Heirs at Law of Fred Bolden, DENOLIS T. POLITE, ADAN CASTILLO NAVA, IVONE TREJO GUEVARA, ETHEL P. BROWN, BEAUFORT COUNTY ASSESSOR, A Political Subdivision of Beaufort County Council, and all others unknown having or claiming to have any right, title, estate or interest in or lien upon the real property described in the Complaint herein, being designated collectively as JOHN DOE and SARAH ROE; including all persons who may be deceased, minors, in the Armed Forces of the United States, Non Compos Mentis, and who may be under any other disability, who might have or claim to have any right, title, estate, interest in or lien upon the real property described in the Complaint herein,	)	
	)	
Defendants.	)	
_____	)	

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

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

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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

Por. R610 031 000 023B 0000

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

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

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

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

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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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 Claretha 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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

18. Jack Brown, also known as Jack Brown, Jr., died on May 27, 1999, and his one-half (1/2) undivided interest in Parcel B, according to the revised February 27, 1981 plat, (Exhibit 3), was distributed to his wife, Claretha 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 Claretha 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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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, hostel, 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

ELECTRONICALLY FILED - 2022 Sep 14 11:43 AM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

ELECTRONICALLY FILED - 2022 Dec 21 5:15 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	
COUNTY OF BEAUFORT	)	CIVILCASE NO: 2022-CP-07-1741
	)	
DEBBIE D. FRAZIER	)	
	)	**ANSWER OF RACQUEL BOLDEN LOTT**
Plaintiff,	)	
	)	
v.	)	
	),	
The Heirs at Law of Fred Bolden Et al	)	
Defendant.	)	
	)	

TO: THE PLAINTIFFS ABOVE-NAMED:

NOW COMES the Defendant, Racquel Bolden Lott, an heir of Fred Bolden, responding to the Complaint of the Plaintiff as follows:

1. Defendant admits the allegations in paragraphs 1-2.
2. Defendant lacks sufficient knowledge to respond to the allegations in paragraphs 3-13 therefore they are denied.
3. Defendant admits the allegations in paragraph 14.
4. Defendant admits the existence of the deeds but lacks significant information and knowledge as to the remainder of the paragraph therefore the remainder of the paragraph 15 is denied.
5. Defendant is without sufficient knowledge to respond to paragraphs 16 and 17 specifically whether they are corrective deeds therefore paragraphs 16 and 17 are denied.
6. Defendant is without sufficient knowledge to respond to the allegations in paragraphs 18-22 therefore they are denied.
7. Defendant dies the allegations in paragraphs 23- 28 and demand strict proof there

ELECTRONICALLY FILED - 2022 Dec 21 5:15 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

FOR A FIRST CAUSE OF ACTION
(FAILURE TOI 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

ELECTRONICALLY FILED - 2024 Aug 14 2:06 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

COMES NOW the Plaintiff, Debbie Frazier, by and through her undersigned counsel, and Defendant Beaufort County Assessor, by and through its undersigned counsel, and stipulate that they have reached an agreement to dismiss the first Cause of Action and the Defendant Beaufort County Assessor from this action. Pursuant to Rule 41, SCRCP, the Parties agree that the First Cause of Action is dismissed, and the Defendant Beaufort County Assessor is dismissed as a party to this action.

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

ELECTRONICALLY FILED - 2024 Aug 14 2:06 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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.

JEAN A. ROSENBLUM
BEAUFORT COUNTY, S.C.
CLERK OF COURT
2024 AUG 30 PM 3:28

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 Claretha Brown. Complaint, ¶¶ 23, 24 and 25.

3. The *Complaint* does allege that Fred Bolden, and his heirs, owned the 7.05 acres of real property that included the 1.78 acres. Complaint, ¶¶ 14, 15 and 17.

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

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

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

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

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

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

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

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

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

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

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

and her mother Claretha 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

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

Racquel Bolden-Lott, Pro Se

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

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. Burris
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 Acie Baker, Jr.; and on the West for a distance of 99.0' feet by lands now or formerly of Carswell. For a more particular description, reference is made to that certain plat prepared by Carl E. 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.

BK 01386 PG 0942
FILE NUM 2001009577
RECORDING FEES 10.00
RECORDED BY L THOMAS
RECORDED 02/22/2001 10:53:27 AM
COUNTY Beaufort County

The undersigned has determined, from examination of the within Deed of Distribution, that the grantee(s) named therein contribute(s) to the funds of the decedent's estate as set forth in said Deed of Distribution, to the best of his knowledge, information and belief, in the sum of $0.00.
Executed this 22 day of February, 2001.
Francis M. Gibson
BEAUFORT COUNTY PROBATE JUDGE

FORM #400PC (1/99)
82-3-907, 82-3-908

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 Claretha 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 20th day of November 2000

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Estate of: Jack Brown, Jr.

by Signature: Claretha F. Brown
CLARETHA F. BROWN

Witness: Richard Bolden

Witness: June T 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 saw the within and made oath that he/she saw the within with JUNETHAYWARD witnessed the execution thereof.

SWORN to before me this 20th day of November, 2000

June T Hayward
Notary Public for South Carolina
My Commission Expires: [redacted]

Witness Signature:
Mariah B. Fields
Richard Bolden

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

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

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

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

FORM #400PC (1/89)
62-3-907, 62-3-908

OR BK 01386 PAGE 0944

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

JUN 07 1999

COUNTY REGISTRAR

BEAUFORT COUNTY PROBATE COURT

99 JUL -1 PM 1:29

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

STATE OF SOUTH CAROLINA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

CERTIFICATE OF DEATH

STATE BIRTH NUMBER

STATE FILE NUMBER

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Jack Brown Jr
2. SEX: M
3. DATE OF DEATH (Month, Day, Year): 05-27-99
4. SOCIAL SECURITY NUMBER: [redacted]
5a. AGE - Last Birthday (Years): 60
5b. UNDER 1 YEAR (Months / Days)
5c. UNDER 1 DAY (Hours / Minutes)
6. DATE OF BIRTH (Mo., Day, Year): [redacted]
7. BIRTHPLACE (City, and State or Foreign Country): Bluffton, SC
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No): No
9a. PLACE OF DEATH (Check only one; see instructions): ☐ Inpatient ☐ ER/Outpatient ☒ DOA ☐ Other
9b. FACILITY NAME (If not institution, give street address): Hilton Head Hospital
9c. CITY, TOWN, OR LOCATION OF DEATH: Hilton Head Island
9d. COUNTY OF DEATH: Beaufort
10. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify): married
11. SURVIVING SPOUSE (If wife, give maiden name): Claretha Frazier
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Masonry
12b. KIND OF BUSINESS/INDUSTRY: Brick Masonry
13a. RESIDENCE - STATE: S.C.
13b. COUNTY: Beaufort
13c. CITY, TOWN, OR LOCATION: Bluffton
13d. STREET AND NUMBER: Rt1 Box 103 122 Simmonsville Rd
13e. INSIDE CITY LIMITS? (Yes or No): No
13f. ZIP CODE: 29910
14. Was Decedent of Hispanic Origin? (Specify Yes or No - If yes, specify Cuban, Mexican, Puerto Rican, etc.): ☐ Yes ☒ No (Specify)
15. RACE - American Indian, Black, White, etc. (Specify): Black
16. DECEDENT'S EDUCATION (Specify only highest grade completed; Elementary/Secondary (0-12); College (1-4 or 5+)): 9th

PARENTS

17. FATHER'S NAME (First, Middle, Last): Jack Brown Sr
18. MOTHER'S NAME (First, Middle, Maiden Surname): Hattie Jenkins

DISPOSITION

19a. INFORMANT'S NAME (Type/Print): Claretha F. Brown
19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): Rt 1 Box 103 122 Simmonsville Rd Bluffton SC 29910
20a. METHOD OF DISPOSITION: ☒ Burial ☐ Cremation ☐ Removal from State ☐ Donation ☐ Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Jackville Cemetery
20c. LOCATION - (City or Town, State): Bluffton, SC
21a. FUNERAL DIRECTOR OR PERSON ACTING AS SUCH (Signature): [signature]
21b. FUNERAL DIR. LICENSE NO.: 606
21c. EMBALMER (Signature): Rodney Stiney
21d. EMBALMER LICENSE NO.: 1357
22a. NAME AND ADDRESS OF FACILITY: Stiney's Funeral Home, P.O. Box 543, Hardeeville, South Carolina 29927
22b. LICENSE NUMBER (of facility): 178

Pronouncing Physician Only →

Complete items 23a-c only when certifying physician is not available at time of death to certify cause of death.

23a. To the best of my knowledge, death occurred at the time, date, and place stated. Signature and Title:
23b. LICENSE NUMBER:
23c. DATE SIGNED (Month, Day, Year):
24. TIME OF DEATH: 0532 M
25. DATE PRONOUNCED DEAD (Month, Day, Year):
26. WAS CASE REFERRED TO MEDICAL EXAMINER/CORONER? (Yes or No): (No)

CAUSE OF DEATH

See Definition On Other Side

27. PART I. Enter the diseases, injuries, or complications that cause the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.

IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. Cardio Pulmonary arrest
DUE TO (OR AS A CONSEQUENCE OF):
b. Apparent Congestive Heart Failure
DUE TO (OR AS A CONSEQUENCE OF):
c.
DUE TO (OR AS A CONSEQUENCE OF):
d.

Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (disease or injury that initiated events resulting in death) LAST

Approximate Interval Between Onset and Death

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I: Aortic + Mitral Valve Replacement

28a. AUTOPSY (Yes or No): (No)
28b. IF YES, WERE AUTOPSY FINDINGS CONSIDERED IN DETERMINING CAUSE OF DEATH? (Yes or No)

29. MANNER OF DEATH: ☐ Natural ☐ Accident ☐ Suicide ☐ Homicide ☐ Pending Investigation ☐ Could not be Determined
30a. DATE OF INJURY (Month, Day, Year):
30b. TIME OF INJURY:
30c. INJURY AT WORK? (Yes or No):
30d. DESCRIBE HOW INJURY occurred:
30e. PLACE OF INJURY - (Home, Farm, Street, Factory, Office, etc.) (Specify):
30f. LOCATION (Street and Number or Rural Route Number, City or Town, State):

CERTIFIER

See Definition On Other Side

31. CERTIFIER (Check only one): ☐ CERTIFYING PHYSICIAN (Physician certifying cause of death) ☐ MEDICAL EXAMINER ☐ CORONER ☐ PRONOUNCING AND CERTIFYING PHYSICIAN (Physician both pronouncing death and certifying to cause of death)
32. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER:
33a. SIGNATURE AND TITLE OF CERTIFIER: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. [signature]
33b. LICENSE NUMBER: 9914 SC
33c. DATE SIGNED (Month, Day, Year): 6/7/99
34. NAME AND ADDRESS OF PERSON WHO SIGNED IN 33a. (Type/Print): ROBERT Rother, MD HNN

REGISTRAR

35. REGISTRAR SIGNATURE: Darlene M Fraser
36. DATE FILED (Month, Day, Year): Jun 07 1999

Name of Decedent For Use By Physician Or Institution

DHEC 670

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 [illegible]
BEAUFORT COUNTY, S.C.
CLERK OF COURT

RULE 56(b) MOTION FOR SUMMARY JUDGMENT

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

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

Racquel Bolden-Lott, Pro Se

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

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

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.

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

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.

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

13. After the death of Claretha 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 K. SANDERS
Commission # HH 515857
Expires April 15, 2028

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

Exhibit "A"

BEAUFORT

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

Received By: conv
Location: GRM Conversion
Session: 01/15/1999-H1

Receipt Number: 431269
Receipt Year: 1999
Date Received: 01/15/1999

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 1998 Effective Pay Date: 01/15/1999 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	390.32	0.00
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

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
Location: GRM Conversion
Session: 03/30/2000-H1

Receipt Number: 371129
Receipt Year: 2000
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

328

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
Location: GRM Conversion
Session: 01/24/2001-H1

Receipt Number: 383033
Receipt Year: 2001
Date Received: 01/24/2001

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2000 Effective Pay Date: 01/24/2001 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	496.51	0.00
	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

329

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	496.51

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
Location: GRM Conversion
Session: 01/15/2002-H2

Receipt Number: 399418
Receipt Year: 2002
Date Received: 01/15/2002

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2001 Effective Pay Date: 01/15/2002 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	492.43	0.00
	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

330

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	492.43

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
Location: GRM Conversion
Session: 07/15/2003-H1

Receipt Number: 41115
Receipt Year: 2003
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

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
Location: GRM Conversion
Session: 08/27/2004-H1

Receipt Number: 419885
Receipt Year: 2004
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

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
Location: GRM Conversion
Session: 06/30/2005-H2

Receipt Number: 476927
Receipt Year: 2005
Date Received: 07/01/2005

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2004 Effective Pay Date: 06/30/2005 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	796.98	0.00
	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

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
Location: GRM Conversion
Session: 03/28/2006-B2

Receipt Number: 472588
Receipt Year: 2006
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

334

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	860.37

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
Location: GRM Conversion
Session: 05/17/2007-16

Receipt Number: 469348
Receipt Year: 2007
Date Received: 05/17/2007

PAYMENT RECEIPT - PARTIAL

Type	Description	Balance	Net Tax Renewal/ User Fee	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 00865950 Bill Year: 2006 Effective Pay Date: 05/17/2007 PIN: R610 031 000 023B 0000	0.00	0.00	0.00	0.00	0.00	1,170.48	0.00
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

335

BALANCE REMAINING	0.00
CHARGES	0.00
PAID	1,170.48

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
Location: GRM Conversion
Session: 06/26/2008-05

Receipt Number: 491608
Receipt Year: 2008
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

336

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

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

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

PAYMENT RECEIPT - PARTIAL

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

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

PAYMENT RECEIPT - PARTIAL

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

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

PAYMENT RECEIPT - PARTIAL

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

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: sonias
Location: BEAUFORT
Session: sonias-02012013-4
Receipt Number: U12.133489
Receipt Year: 2012
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

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

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

PAYMENT RECEIPT - PARTIAL

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

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: 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

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: ablaise **Receipt Number:** B16.269563
Location: BEAUFORT **Receipt Year:** 2016
Session: 1155097772-225000042-02162017-2 **Date Received:** 02/16/2017

PAYMENT RECEIPT - PARTIAL

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

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: wward **Receipt Number:** B18.64642
Location: PAYIT **Receipt Year:** 2018
Session: 601825337-225000088-03152018-3 **Date Received:** 03/15/2018

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

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

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: 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

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: wward
Location: PAYIT
Session: 601825337-225000088-03162020-9

Receipt Number: B20.75304
Receipt Year: 2020
Date Received: 03/16/2020

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

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

348

BALANCE REMAINING	0.00
CHARGES	4,443.78
PAID	4,443.78

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: wward **Receipt Number:** B21.13824
Location: PAYIT **Receipt Year:** 2021
Session: 601825337-225000088-01152021-5 **Date Received:** 01/15/2021

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

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: Sarah.Kimbrell
Location: PAYIT
Session: 1239448094-225000088-01142022-3
Receipt Number: B22.33940
Receipt Year: 2021
Date Received: 01/14/2022

PAYMENT RECEIPT - PARTIAL

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

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
Location: PAYIT
Session: payit-01132023-0
Receipt Number: 760-b229-50b0b107
Receipt Year: 2023
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
Location: PAYIT
Session: payit-01302024-0
Receipt Number: -4ff3-a062-1f90c22c
Receipt Year: 2024
Date Received: 01/30/2024

PAYMENT RECEIPT - PARTIAL

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

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

ELECTRONICALLY FILED - 2024 Aug 30 3:11 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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.

ELECTRONICALLY FILED - 2024 Aug 30 3:11 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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,

ELECTRONICALLY FILED - 2024 Aug 30 3:11 PM - BEAUFORT - COMMON PLEAS - CASE#2022CP0701741

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT
Executed at 20 Towne 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

Notary Public for South Carolina
Commission Expires: November 3, 2032

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

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

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.

CLC#

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

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

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

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

CLC #

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

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 Claretha 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.

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

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 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#

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

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

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

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 Plaintff'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

CLC#

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#

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

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 — PLAINTIFF(S)

Heirs at Law of Fred Bolden, et al. — 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), SCRCP; ☐ Rule 41(a), SCRCP (Vol. Nonsuit); ☐ Rule 43(k), SCRCP (Settled); ☐ Other

☐ **ACTION STRICKEN** (*CHECK REASON*): ☐ Rule 40(j), SCRCP; ☐ 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

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

or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. **Note: Title abstractors and researchers should refer to the official court order for judgment details.**
E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Circuit Court Judge SPECIAL REFEREE

Judge Code

September 13, 2024
Date

For Clerk of Court Office Use Only

This judgment was entered on the day of , 20 and a copy mailed first class or placed in the appropriate attorney's box on this day of , 20 to attorneys of record or to parties (when appearing pro se) as follows:

Alysoun M. Eversole

ATTORNEY(S) FOR THE PLAINTIFF(S)

Raquel Bolden-Lott, pro se

ATTORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court Reporter: Theresa Saxon

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

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

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

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*

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

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

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

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	
COUNTY OF BEAUFORT	)	CIVIL ACTION NO. 2022-CP-07-01741
	)	
DEBBIE D. FRAZIER,	)	
	)	
Plaintiff,	)	
	)	
w	)	
	)	**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 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.	)	

THIS MATIER 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.

RECEIVED
Oct 11 2024
SC Court of Appeals

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

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 ofland situate, lying and being in the Town ofBluffion, 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

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

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

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 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 Claretha 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#

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

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 ofland in 1997, the deed being deed recorded in Book 933 at page 2516, and a one-half acre parcel ofland 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

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

and venue is proper.

2. I find that the adjoining landowners Adan Castillo Nava and Ivone Trejo Guevara as owners ofR610 0310000192, Denolis T. Polite as ownerofR610 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

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

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 of7.05 acres ofland 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 Plaintff'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 ADilDGED 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 ofland situate, lying and being in the Town of Bluffion, Beaufort County, South Carolina, containing 1.784 acres as shown by metes and bounds, courses and distances on that certain plat prepared for Debbie Frazier by Zyad A. Khalil, RLS, dated August 7, 2022, AND ALSO a triangular

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

Curtis Coltrane, Special Referee for Beaufort County

Hilton Head Island, South Carolina

This 13th Day of September, 2024.

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

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

FORM4

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

JUDGMENT IN A CIVIL CASE

CASE NO. 2022 CP-07-1741

RECEIVED
Oct 11 2024
SC Court of Appeals

Debbie D. Frazier
PLAINTIFF(S)

Heirs at Law of Fred Bolden, et al.
DEFENDANT(S)

Submitted by: Curtis L. Coltrane, Special Referee	**Attorney for :** D Plaintiff D Defendant or D Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

D **JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried **and a** verdict rendered.

181 **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. D See Page 2 for additional infonnation.

0 **ACTION DISMISSED** *(CHECK REASON)*: ☐ Rule 12(b), SCRCP; 0 Rule 41(a), SCRCP (Vol. Nonsuit); 0 Rule 43(k), SCRCP (Settled); 0 Other

0 **ACTION STRICKEN** *(CHECKREASONIT:* ☐ Rule40(j), SCRCP; 0 Bankruptcy; D Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; D Other

0 **STAYED DUE TO BANKRUPTCY**

0 **DISPOSITION OF APPEAL TO THE CIRCUIT COURT** *(CHECKAPPLICABLEBOXJ:* D Affinned; 0 Reversed; 0 Remanded; 0 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: D See attached order (formal order to follow) 181 Statement of Judgment by the Court:

ORDER INFORMATION

This order 181 ends O 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 lud2ment 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 fonn may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest

or additional taxable costs not available at the time the fonn and final order are submitted to the judge may be provided to the clerk. Note: Tide a t ttors and researchers should refer to the official court order for judgment details.
E-Filing Note: lo - ling counties, the Court will electronically sign this form using a separate electronic signature page.

Circuit Court Judge
SPECIAL REFEREE

Judge Code

September 13, 2024
Date

For Clerk of Court Office Use Only

This judgment was entered on the day of ,20 and a copy mailed first class or placed in the appropriate attorney's box on this day of , 20 to attorneys of record or to parties (when appearing prose) as follows:

Alysoun M. Eversole

ATTORNEY(S) FOR mE PLAINTIFF(S)

Raquel Bolden-Lott, pro se

AITORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court **Reporter:** Theresa Saxon

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected oo the Electronic File Stamp and the derk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing prose. See Rule 77(d). SCRCP.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGEi.

This action came to trial or hearing before the court. The issues have been tried or beard and a decision rendered.

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

ELECTRONICALLY FILED - 2024 Oct 24 1:54 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

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

Dated: 10/24/2024

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

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

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

Exhibit "A"

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

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.

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

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

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

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

CLC #

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 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 Claretha 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.

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

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 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#

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

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

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

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 Plaintff'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

CLC#

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#

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

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

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 — PLAINTIFF(S)

Heirs at Law of Fred Bolden, et al. — 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), SCRCP; ☐ Rule 41(a), SCRCP (Vol. Nonsuit); ☐ Rule 43(k), SCRCP (Settled); ☐ Other

☐ **ACTION STRICKEN** (*CHECK REASON*): ☐ Rule 40(j), SCRCP; ☐ 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

or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. **Note: Title abstractors and researchers should refer to the official court order for judgment details.**
E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Circuit Court Judge SPECIAL REFEREE	Judge Code	September 13, 2024 Date

For Clerk of Court Office Use Only

This judgment was entered on the day of , 20 and a copy mailed first class or placed in the appropriate attorney's box on this day of , 20 to attorneys of record or to parties (when appearing pro se) as follows:

Alysoun M. Eversole	Raquel Bolden-Lott, pro se
ATTORNEY(S) FOR THE PLAINTIFF(S)	**ATTORNEY(S) FOR THE DEFENDANT(S)**
	CLERK OF COURT

Court Reporter: Theresa Saxon

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

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