

FORM 4

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

JUDGMENT IN A CIVIL CASE
 CASE NUMBER 2011CP0702521

Maxine Taylor

William Taylor
 Phoebe Taylor
 John Doe
 Beaufort County SC

E Washington
 Albertha Goodwine
 Richard Roe

RECEIVED

FEB 23 2015

FEB 20 2015
 BY: *[Signature]*

PLAINTIFF(S)

DEFENDANT(S)

SC Court of Appeals

Submitted by:

Attorney for: Plaintiff Defendant
 Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

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

If applicable, describe the property, including tax map information and address, referenced in the order:

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.**

RECEIVED

Circuit Court Judge

Judge Code

Date

FEB 23 2015

For Clerk of Court Office Use Only

This judgment was entered on the **9th day of February, 2015**, and a copy mailed first class or placed in the appropriate attorney's box on the **16th day of February, 2015**, to attorneys of record or to parties (when appearing pro se) as follows:

O'KELLEY, GEORGE H. JR P. O. BOX 1072
BEAUFORT, SC 29901-0000

Joshua A Gruber Esq Po Drawer 1228 Beaufort, SC 29901-1228

Julian S. Levin PO Box 2358 Beaufort, SC 29901-2358

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

Lynn Geren - Staff

Court Reporter

Jerri Ann Roseneau - Clerk of Court

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.

FORM 4

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

JUDGMENT IN A CIVIL CASE
 CASE NUMBER 2012CP0702246

Stanley Taylor Joe A Taylor

William Taylor
 Phoebe Taylor
 Josephine Taylor

E Washington
 James Joseph Taylor
 Georgia Champion

RECEIVED

FEB 23 2015

PLAINTIFF(S)

DEFENDANT(S)

SC Court of Appeals

Submitted by:

Attorney for: Plaintiff Defendant
 Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

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

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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.**

Circuit Court Judge

Judge Code

Date

For Clerk of Court Office Use Only

This judgment was entered on the **9th day of February, 2015**, and a copy mailed first class or placed in the appropriate attorney's box on the **16th day of February, 2015**, to attorneys of record or to parties (when appearing pro se) as follows:

George H. O'Kelley Jr. PO Box 1072 Beaufort, SC 29901

Marc W. Fisher Jr. PO Box 2358 Beaufort, SC 29901-2358

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

Lynn Geren - Staff

Court Reporter

Jerri Ann Roseneau - Clerk of Court

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.

STATE OF SOUTH CAROLINA)

IN THE COURT OF COMMON PLEAS

COUNTY OF BEAUFORT)

CIVIL ACTION NO.: 2011-CP-07-2521

Maxine Taylor)

Plaintiff,)

vs)

FINAL ORDER

Heirs of William Taylor; Heirs of E.)

Washington; Heirs of Phoebe Taylor;)

Heirs of Albertha Goodwine; and all)

Persons unknown designated as a)

Class; Richard Row, and Beaufort)

County, SC, a body politic.)

Defendants.)

RECEIVED
FEB 23 2015
SC Court of Appeals

2011-CP-07-2521-30

STATE OF SOUTH CAROLINA)

IN THE COURT OF COMMON PLEAS

COUNTY OF BEAUFORT)

CASE NO. 2012-CP-07-2246

Stanley Taylor, Joe A. Taylor and)

Martha T. Brown)

Plaintiffs)

vs.)

FINAL ORDER

Heirs of William Taylor; Heirs of E.)

Washington; Heirs of Phoebe Taylor;)

Heirs of James Joseph Taylor; Heirs)

Of Josephine Taylor and Georgia)

Champion.)

Defendants.)

This involves two actions to quiet and confirm title to properties on Warsaw Island in Beaufort County, South Carolina. The actions were consolidated for trial. Plaintiffs are

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represented by George H. O'Kelley, Jr. and Defendants designated as "Champion" are represented by Marc W. Fisher, Jr., both of the Beaufort Bar. Beaufort County is represented by the County Attorney, Joshua A. Gruber.

**FINDINGS OF FACT
AND CONCLUSIONS OF LAW**

1. These matters are properly before this Court and were duly referred for a complete trial and disposition.
2. The subject properties are in Lot 9 of the original subdivision of Warsaw Island and are further designated as Parcels 5, 6, 6A and 49 on the tax maps.
3. Phoebe Taylor obtained title to land in Lot 9 in 1937 by deed duly recorded in Deed Book 53 at Page 501.
4. As to the southern portion of the land (south of the paved road that bisects the land), James Taylor received a deed in 1960, from Phoebe, and recorded in Deed Book 102 at Page 152.
5. James Taylor died and a Deed of Distribution to Parcel 5 (southern part of Lot 9) was given to Plaintiff Maxine Taylor, which is recorded in Record Book 1296 at Page 1, Records of Beaufort County.
6. Maxine Taylor has been in possession of the property since, which is more fully shown on a plat by Gasque and Associates dated May 15, 2009, and submitted as an exhibit at the hearings.
7. Although Defendants Champion filed an answer claiming adverse possession of Maxine's land. No evidence of such was presented at trial.
8. Defendants Champion claimed to own the northern portion, north of the road, of the lands

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subject to the quiet title filed by Stanley Taylor, Joe A. Taylor and Martha T. Brown, who are siblings.

9. Evidence was presented that Rufus Taylor, ancestor of Champion, had a home years ago on the subject property. However, James Taylor obtained two tax sale deeds in the late 1990's (Deed Book 909, Page 1390 and Deed Book 1110, Page 17). The deeds reflected execution against Phoebe Taylor as defaulting taxpayer. The parcels on these deeds were shown as 6 and 49, Map 9, District 300. (Later the parcels are shown as 6 and 6A).
10. An earlier quiet title action was done in 1996 and 1997 to what is described as the Rufus Taylor lands (C.A. 96-CP-07-1784). James Taylor was named as a defendant (he died in 1999 before Plaintiffs obtained their deeds).
11. This earlier action was concerning two parcels said to have belonged to Rufus Taylor.
12. The descriptions and plat referenced show the subject property to be in Lot 7 of Warsaw Island, (adjacent and west of Lot 9) and thereafter deeds were given by the Plaintiff's therein to Georgia Champion. Georgia obtained part of Lot 7 to the north of the road and Christopher received Parcel "F" on the south side (adjacent to Maxine's property).
13. The records clearly show the Rufus Taylor heirs obtained properties in Lot 7. There is not enough to attack the Taylors' title in Lot 9.
14. Additionally, on Defendant's plat, the property to the east of theirs (Lot 9) is shown as "N/F Phoebe Taylor".
15. Defendant's could produce no chain of title or deed(s) to Lot 9.
16. James Taylor's tax deeds were received in the late 1990's. The prior quiet title, which started in 1996, did not attack these conveyances. Also, no subsequent action to recover

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the land sold by the Treasurer was done. Section 12-51-160 of the Code of Laws requires any such action for recovery to be maintained within two years from the date of sale.

17. Also, Martha T. Brown has a home on the northern portion of Lot 9, and it has never been challenged. Ms. Georgia Champion was advised her drive may encroach by David Youmans, one of the surveyors. No action was taken by Ms. Champion.
18. Martha T. Brown died during the pendency of this matter. She is survived by two children, Thomas Brown, Jr. and Aries T. Brown.
19. At some point, the tax parcel numbers became switched or incorrectly shown, and it is incumbent on Beaufort County to correct this. Most recently, Maxine's land is shown as Parcel 5. The northern part of Lot 9 is shown as parcels 6 and 6A. Parcel 6 was formerly parcel 49. Tax records showed Albertha Goodwine was shown as owner of the James Taylor land.

Based upon the foregoing, it is:

ORDERED, ADJUDGED AND DECREED:

A. That Plaintiff, Maxine Taylor, is found to be the sole owner of the southern part of Warsaw Island Lot 9, which is below or south of the paved road, all as is shown on the plats of record;

B. That Stanley Taylor, Joe A. Taylor, Thomas Brown, Jr. and Aries T. Brown are the owners of the northern portion of said Lot 9. Which is to the north of the paved road;

C. That Beaufort County shall make the necessary adjustments to the parcel numbers to reflect ownership as decreed in this order;

4/28/56

D. That this Court finds all claims of Defendants in or to the subject properties fails for lack of proof to establish any ownership;

E. The quiet title actions are resolved in favor of the Plaintiffs as set forth herein, and the fee simple owners are as set forth herein.



Marvin H. Dukes, III
Master in Equity for Beaufort County

February 9, 2015

2/9/15