

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )  
 )  
PATRICIA E. CAMPBELL, )  
 )  
Plaintiff, )  
 )  
-vs- )  
 )  
JOANNE AHEARN AND )  
ROBERT J. PLUM, )  
 )  
Defendants, )  
 )  
\_\_\_\_\_ )

IN THE COURT OF COMMON PLEAS

CASE NO. 2019-CP-15-00285

AMENDED  
ORDER OF REFERENCE

It appearing that this case was referred to Deborah B. Kane O'Quinn by an Order of Reference filed with the Court on July 3, 2019, however, she has a conflict with the parties. It is therefore

ORDERED that this matter be, and the same hereby is, referred to Kenneth A. Campbell, Jr. as Special Referee for the purpose of taking testimony and receiving evidence in this matter and said Special Referee is directed to enter a Judgment in this matter without further Order of this Court pursuant to Rule 53(e)(1) South Carolina Rules of Civil Procedure

I SO MOVE:

\_\_\_\_\_ s/Benjamin C.P. Sapp

Benjamin C.P. Sapp, Attorney for Plaintiffs

I consent to serve as Special Referee herein and acknowledge receipt of the statutory deposit therefore.

\_\_\_\_\_ s/Kenneth A. Campbell, Jr.

Kenneth A. Campbell, Jr., Special Referee

**RECEIVED**  
NOV 13 2013  
SC Court of Appeals



Colleton Common Pleas

**Case Caption:** Patricia E. Campbell VS Joanne Ahearn , defendant, et al  
**Case Number:** 2019CP1500285  
**Type:** Order/Referred to Master or Special Referee

So Ordered

s/Patricia C. Grant, Clerk of Court, Colleton  
County

Electronically signed on 2019-08-26 10:02:03 page 2 of 2

**RECEIVED**

CASE NO.

NOV 13 2019

PATRICIA??E??CAMPBELL??

JOANNE AHEARN AND ROBERT J. PLUM

**SC Court of Appeals**

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: Benjamin??CP??Sapp	Attorney for : <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant
	or <input type="checkbox"/> Self-Represented Litigant

**DISPOSITION TYPE (CHECK ONE)**

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

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

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

**ORDER INFORMATION**

This order  ends  does not end the case.

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

INFORMATION FOR THE JUDGMENT INDEX		
Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.		
Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
Patricia??E??Campbell	Joanne Ahearn and Robert J. Plum	SNA
		S
		S
If applicable, describe the property, including tax map information and address, referenced in the order: Colleton??County??TMS19?? ???? ???? , Turner Lane		

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





All that certain piece, parcel or tract of land located in Colleton County, South Carolina, containing three (3) acres, more or less, and being measuring and bounded as reference to the plat prepared by W. Gene Whetsell, RLS, and recorded in Plat Book 25 at Page 50 in the Colleton County RMC Office will more fully show.  
TMS#168-00-00-056

The said tract is hereinafter referred to as the "Property".

This Court has subject matter jurisdiction over this action and venue is proper in Colleton County, South Carolina.

That on or about December 18, 2018 the Plaintiff executed a general warranty deed transferring the Property to her daughter, Joanne Ahearn, and her daughter's boyfriend, Robert J. Plum as shown on the Title to Real Estate that was filed with the Colleton County Register of Deeds Office on the same date in Book 2702 at Page 271.

At all times hereto the Plaintiff was under duress and lacked the mental capacity to lawfully make the transaction complained of herein.

The Plaintiff made the conveyance complained of herein to the Defendants as a result of the Defendants undue influence.

It is, therefore, ORDERED:

That the Deed recorded in the Colleton County Register of Deeds Office on December 18, 2018 in Book 2702 at Page 271 is hereby set aside and annulled.

That the Plaintiff is seized in fee simple of a good, marketable and indefeasible title to the property which is the subject of this action, herein the "Property," and that it is entitled to the quiet and peaceful possession of the Property, against any and all other persons whomsoever, including but not limited to the Defendants named herein, and all adverse claims to the Property which might

be asserted by the Defendants or any of them, or by anyone else, other than persons claiming by or through the Plaintiff, are hereby declared to be without any right whatsoever.

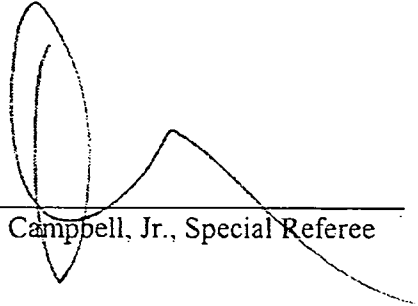
That the Title to the Property which is the subject of this suit be, and the same hereby is, quieted in the name of the Plaintiff.

That the undersigned Special Referee shall issue a Deed to the Plaintiff confirming title in the name of the Plaintiff to the Property which is the subject of this action and which is more fully described hereinabove.

AND IT IS SO ORDERED.

Walterboro, South Carolina

7th day of September, 2019

  
\_\_\_\_\_  
Kenneth A. Campbell, Jr., Special Referee