

Plaintiff's First Cause of Action – Quiet Title. The Plaintiff's Complaint is with Sumter County Register of Deeds Office and not with the Defendant. The Plaintiff and Defendant lay claim of title and ownership of two properties located in Sumter South Carolina. The Defendant is the Grantor of 12 East College Street Sumter, South Carolina while Plaintiff is claiming ownership of 10 East College Street College Street Sumter, South Carolina. Therefore, the Plaintiff's Complaint against the Defendant is moot and should be dismissed for Plaintiff claim is against Sumter County. The Pleading presents no facts or evidence of ownership of 12 East College Street. Therefore, is Court has no jurisdiction. The Plaintiff's Complaint page 2 states "Property address 10 or 12 East College Street, Sumter South Carolina

2. Plaintiff's Complaint warrants dismissal under Rule 12 (b) (2) lack of jurisdiction over the person, because it fails, in its entirety, to satisfy the facts pleading requirements required by case law. The Plaintiff with the aid of counsel intentionally misled and misinform this court in its statement on page one of the complaint by stating in item 5 "Defendant Reginald Evans is a citizen and resident of the County of Sumter, State of South Carolina when filing the Complaint on November 12, 2021.

3. Plaintiff's Complaint warrants dismissal under Rule 12 (b) (3) Improper Venue. Because it fails, in its entirety, to satisfy the facts pleading requirements required by case law.

Plaintiff's Second, Third and Fourth Cause of Action- Ejection, Trespassing and Slander of Title proper venue should be the Master of Equity and or Magistrate Court. The Plaintiff in its pleading presented no facts or evidence that the Defendant a Grantor of 12 East College Street Sumter South Trespass or Slander the Title of 12 East College Street.

The Plaintiff in retaliation and harassment with aid of counsel made a false 911 call to Sumter City Police and eight police officers came on the Defendant's property because the Plaintiff falsely accused the defendant of trespassing. The Police Officer told the Plaintiff that the Defendant was in possession of a Deed Distribution from Sumter County Register of Deeds Office showing that the Defendant was a Grantor of 12 East College and was not committing any crimes. Yet and still the Plaintiff with aid of counsel filed this complaint with this court.

4. Plaintiff's Complaint warrants dismissal under Rule 12 (b) (4) insufficiency of process, because it fails, in its entirety, to satisfy the facts pleading requirements required by case law. The Plaintiff with the aid of counsel intentionally Misled and misinform this court. The Plaintiff complaint not only be dismiss the Defendant prays this honorable court imposes proper sanctions under Title 15 - CHAPTER 36 (e) for Affidavits filed by the Plaintiff and Process Server. Title 15 Chapter 36 (e) states: If a plaintiff files an affidavit which is allegedly defective, and the defendant to whom it pertains alleges, with specificity, by motion to dismiss filed contemporaneously with its initial responsive pleading, that the affidavit is defective, the plaintiff's complaint is subject to dismissal for failure to state a claim, except that the plaintiff may cure the alleged defect by amendment within thirty days of service of the motion alleging that the affidavit is defective. The trial court may, in the exercise of its discretion, extend the time for filing an amendment or response to the motion, or both, as the trial court determines justice requires. The filing of a motion to dismiss pursuant to this section shall alter the period for filing an answer to the complaint in accordance with Rule 12(a), South Carolina Rules of Civil Procedure. The Affidavit file was concerning 10 East College Street not 12 East College Street owned by the Defendant.

5. Plaintiff's Complaint warrants dismissal under Rule 12 (b) (5) insufficiency of service of process Because it fails, in its entirety, to satisfy the facts pleading requirements required by case law. The Plaintiff with the aid of counsel filed: Notice of Lis Pendens, Summons (Quiet Title Action), (Action to Set Aside Deeds) Complaint on November 12, 2021. Eight days later a Temporary Restraining Order was issued by the Court on November 19, 2021. "At the Plaintiff request a hearing to decide if a preliminary injunction should be issued has been scheduled for the 29th day of November 2021 at 4:00 pm. An Extension of Temporary Restraining Order was signed on November 30, 2021, without any notice or service to the Defendant with a schedule hearing for the Plaintiff Motion for a Temporary Injunction for December 3, at 9:30 am Friday. The Plaintiff delayed and finally Served Documents to the Defendant by placing document at the door of 10 East College Street Sumter, South Carolina on December 1, 2021 at 6:30am Wednesday. The court on Wednesday order the Defendant to vacate his property no later than 5:00 pm Monday December 6, 2021. The Defenadant is 100% Disable. The Plaintiff Complaint should be dismissed because was never properly served nor given 30 days to Answer.

6. Plaintiff's Complaint warrants dismissal under Rule 12 (b) (6) failure to state facts sufficient to constitute a cause of action. Because it fails, in its entirety, to satisfy the facts pleading requirements required by case law. Plaintiff's FIFTH Cause of Action— TEMPORARY and PERMANENT INJUNCTION should be dismiss because Rule 12 (b) (6) states: A circuit court's "ruling on a 12(b)(6) motion must be based solely upon the allegations set forth on the face of a complaint." Stiles v. Oranato, 318 S.C. 297, 300, 457 S.E.2d 601, 602 (1995). "Viewing the evidence in favor of the plaintiff, the motion must be

granted if facts alleged in the complaint and inferences reasonably deducible therefrom do not entitle the plaintiff to relief on any theory of the case.” *Brown v. Theos*, 338 S.C. 305, 309–10, 526 S.E.2d 232, 235 (Ct. App. 1999). A plaintiff “must establish three elements” to obtain a preliminary injunction: (1) irreparable harm, (2) likelihood of success on the merits, and (3) no adequate remedy at law. *Compton v. S.C. Dep’t of Corr.*, 392 S.C. 361, 366, 709 S.E.2d 639, 642 (2011). Whether to grant a preliminary injunction is in a trial court’s discretion. *Scratch Golf Co. v. Dunes W. Residential Golf Props., Inc.*, 361 S.C. 117, 121, 603 S.E.2d 905, 907 (2004). A preliminary injunction “is a drastic remedy,” *id.*, that should “preserve the status quo,” *Poynter Invs., Inc. v. Century Builders of Piedmont, Inc.*, 387 S.C. 583, 586, 694 S.E.2d 15, 17 (2010). It is more drastic when, like here, the movant seeks a mandatory injunction that changes the status quo. See *Wetzel v. Edwards*, 635 F.2d 283, 286 (4th Cir. 1980); *Gantt v. Clemson Agr. Coll. of S.C.*, 208 F. Supp. 416, 418 (W.D.S.C. 1962) (“at the preliminary stage of proceedings,” a mandatory injunction should be granted only “in rare instances in which the facts and law are clearly in favor of the moving party”)

PRAYER FOR RELIEF WHEREFORE, I respectfully pray that this Court do the following:

1. Issuing temporary and permanent restraining order and injunctions preventing any action by the Plaintiffs and amended defendants.
2. A declaratory judgment is necessary to declare that the property is titled in his name and to relieve any uncertainty as to the status of the transaction.
3. Awarding Defendant Reginald actual damages, punitive damages, pain and suffering in the amount of ten million dollars and zero cents.

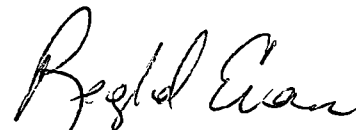
Respectfully Submit, December 6, 2021



Reginald Evans
12 East College Street
Sumter SC 29150
reggevans@gmail.com
240-416-0575

CERTIFICATE OF SERVICE

The undersigned does hereby certify that a true and correct copy of this Defendants' Above Motions was duly served upon Mathew A. Williamson, Esq. 1 Law Range Suite B Sumter, South Carolina hand delivered on December 6, 2021, by the undersigned.



Reginald Evans
12 East College Street
Sumter SC 29150
reggevans@gmail.com
240-416-0575

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE COURT OF COMMON PLEAS
Case No.: 2021-LP-43-

Jaylin's Properties, LLC,
Plaintiff,

vs.

NOTICE OF LIS PENDENS

The Estate of Luven E. Rivers, ~~Michelle Evans Jones~~, Individually and as
Personal Representative of the Estate of
Luven E. Rivers, ~~Sheila Small~~ and
~~Reginald Evans~~,
Defendants.

NOTICE IS HEREBY GIVEN that the Plaintiff will commence an action against the
above-named Defendants to quiet title to the herein described properties.

The property covered and affected at the time of the filing of this Notice, is
described as follows:

LEGAL DESCRIPTION

All that lot of land with improvements thereon, situate in the City of
Sumter, Sumter County, South Carolina, designated as Lots #35 and
#36, Block "B" on plat made December 7, 1927, by Harmon D. Moise,
surveyor of record in the Office of the Register of Deeds for Sumter
County, in Plat Book V-4 at Page 411, and being bounded by
measuring as shown on plat made December 15, 1973, by H.S.
Willson, R.L.S., of record in the Register of Deeds Office of said clerk
in Plat Book Z-35 at Page 167, as follows: North by East College
Street and fronting thereon 100 feet; East by Lot #37 and measuring
thereon 150 feet; South by land of Mt. Pisgah Apartment, Inc., and
measuring thereon 100 feet; and West by land said to be of Clarence
Green and measuring thereon 150 feet.

Property Address: 10 or 12 E. College Street, Sumter, SC

Tax Map Number: 229-12-03-031



SHULER-KILLEN, LLC

s/ Matthew A. Williamson
Patrick M. Killen
Matthew A. Williamson
Attorneys for Plaintiff
1 Law Range, Suite B
Sumter, South Carolina 29150
803-774-5026
mwilliamson@shulerkillen.com
patrick@shulerkillen.com

Sumter, South Carolina
November 11, 2021

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE COURT OF COMMON PLEAS
Case No.: 2021-CP-43-

Jaylin's Properties, LLC,

Plaintiff,

vs.

SUMMONS
(Quiet Title Action)
(Action to Set Aside Deeds)
(Non-Jury Trial Requested)

The Estate of Luven E. Rivers, Michelle
Evans Jones, Individually and as
Personal Representative of the Estate of
Luven E. Rivers, Sheila Small, and
Reginald Evans,

Defendants.

YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, 1 Law Range, Suite B, Sumter, South Carolina, 29150, within thirty (30) days after service hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.

[Signature Page Follows]

SHULER-KILLEN, LLC

s/ Matthew A. Williamson
Patrick M. Killen
Matthew A. Williamson
1 Law Range, Suite B
Sumter, SC 29150
803-774-5026
mwilliamson@shulerkillen.com
Attorneys for Plaintiff

Sumter, South Carolina
November 11, 2021

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE COURT OF COMMON PLEAS
Case No.: 2021-CP-43-

Jaylin's Properties, LLC,

Plaintiff,

vs.

**COMPLAINT
(Quiet Title Action)
(Action to Set Aside Deeds)
(Non-Jury Trial Requested)**

The Estate of Luven E. Rivers, Michelle
Evans Jones, Individually and as
Personal Representative of the Estate of
Luven E. Rivers, Sheila Small, and
Reginald Evans,

Defendants.

COME NOW the Plaintiff, who by and through counsel, alleges the following:

1. Jaylin's Properties, LLC, is a business organized and authorized to do business in the State of South Carolina.
2. Defendant Estate of Luven E. Rivers is a Probate Estate that is currently open in the Probate Court for Sumter County, State of South Carolina, with the case number 2007-ES-43-00367.
3. Defendant Michelle Evans Jones is a citizen and resident of the County of Sumter, State of South Carolina.
4. Defendant Sheila Small is a citizen and resident of the County of Sumter, State of South Carolina.
5. Defendant Reginald Evans is a citizen and resident of the County of Sumter, State of South Carolina.

WHEREFORE Plaintiffs pray unto this Honorable Court for its Order

1. Declaring the Deed of Distribution attached hereto as **Exhibit F** void; and
2. Quieting title to the Property, and properly determining the ownership thereof;
and
3. Ejecting Defendants or those third parties illegally on the premises on their
behalf; and
4. Issuing temporary and permanent injunctions preventing any further fraudulent
transfers of the property; and
5. Awarding Plaintiff actual damages, punitive damages, reimbursement for costs,
taxes, expenses and attorney's fees; and
6. Any other and further relief as the Court may deem just and proper.

SHULER-KILLEN, LLC

s/ Matthew A. Williamson
Patrick M. Killen
Matthew A. Williamson
1 Law Range, Suite B
Sumter, South Carolina 29150
(803) 774-5026
patrick@shulerkillen.com
mwilliamson@shulerkillen.com

Sumter, South Carolina
November 11, 2021

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE COURT OF COMMON PLEAS
Case No.: 2021-CP-43-

Jaylin's Properties, LLC,

Plaintiff,

vs.

**MOTION FOR TEMPORARY
RESTRAINING ORDER**

The Estate of Luven E. Rivers, Michelle
Evans Jones, Individually and as
Personal Representative of the Estate of
Luven E. Rivers, Sheila Small, and
Reginald Evans,

Defendants.

Plaintiff, Jaylin's Properties, LLC, moves this Court for a Temporary Restraining Order (TRO) which would enjoin the Defendants effecting in any way Plaintiff's title to the property in question. Plaintiff also requests that the Defendants be ordered to immediately vacate said property. The Plaintiff would show that if such a TRO is not issued, the Plaintiff will be irreparably injured, that there is a substantial likelihood of success in the trial of this case on the merits, and that there is no other adequate remedy at law.

The Plaintiff would request that the Court issue an Order and Rule to Show Cause directing that the Defendant's appear and show cause why the TRO should not be extended in time and a preliminary injunction should not be issued against them.

[Signature Page Follows]

SHULER-KILLEN, LLC

s/ Matthew A. Williamson
Patrick M. Killen
Matthew A. Williamson
1 Law Range, Suite B
Sumter, South Carolina 29150
(803) 774-5026
patrick@shulerkillen.com
mwilliamson@shulerkillen.com

Sumter, South Carolina
November 15, 2021

ELECTRONICALLY FILED - 2021 Nov 17 12:37 PM - SUMTER - COMMON PLEAS - CASE#2021CP4301882

EXHIBIT A

Auditor's Endorsement
10/11/2016 01:47:02 PM

Handwritten signature

RMC Return to: CAROLINA B RICHARDSON
13 E CANAL STREET
SUMTER SC 29150

Assessor's Endorsement
09/30/2016 11:44:31 AM

Handwritten signature

ELECTRONICALLY FILED - 2021 Nov 17 3:53 PM - SUMTER - COMMON PLEAS - CASE#2021CP4301882

STATE OF SOUTH CAROLINA)
COUNTY OF SUMTER)

SUMTER COUNTY TAX DEED

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the Statute Laws of South Carolina provide that, upon the expiration of the time allowed by law for payment of taxes in any year, the County Treasurer of each County of the said State is authorized and directed, to issue in the name of the State of South Carolina a warrant or execution, in duplicate, against each defaulting taxpayer in County of such treasurer, signed by the said Treasurer in the official capacity of the said Treasurer, directed to the official or officer of the County of such treasurer, or the lawful Deputy thereof, charged with responsibility for collection of taxes, requiring and commanding such appropriate official or officer to levy the same by distress and sale of so much of the defaulting taxpayers estate, real or personal, or both, as may be sufficient to satisfy the taxes of such defaulter, specifying therein the aggregate amount of all of his taxes, penalties, and costs as provided by law;

WHEREAS, it is further provided by said Statutes that under and by virtue of said warrant or execution, the appropriate officer or official, of the lawful deputy thereof, shall seize and take exclusive possession of so much of the defaulting taxpayer's estate, real or personal, or both, as may be necessary, to raise a sum of money named therein, and the charges thereon, and, after due advertisement, to sell the same before the Court House door of the County to which such taxes are due, on a sales day, within the usual hours for public sales, as fixed by the applicable statute, for cash, and to give to the purchaser (upon the purchaser complying with the terms of sale) a receipt for the purchase money, and to give a title to the purchaser if the property be not redeemed within the time provided by the Statute;

WHEREAS, the property which is the subject of the conveyance made by this Tax Deed was sold at public auction by the Treasurer of Sumter county to the highest bidder to satisfy the unpaid taxes of the defaulting taxpayer to said County, all after given the required notices and complying in all other respects with the applicable Statutes, including, but not limited to, those incorporated into the applicable provisions of the Code of Laws of the State of South Carolina, 1976, as amended, (the Code) to include, but not limited to, the provisions of sections 12-49-10 through 12-49-330 and sections 12-49-40 through 12-49-170 of the Code and Acts amendatory thereto; and, the time allowed for redemption of the subject property by the defaulting taxpayer has expired without the conditions for redemption having been met;

BOOK: 1226
PGS: 52 - 55
D September 29, 2016 10:36:25 AM Page 4
Rco: \$10.00 Total: \$37.75
Cnty: \$8.25 State: \$19.50 Cons: \$7,300.00
VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY
BY: AD

WHEREAS, the following pertinent information is here furnished as a part of the conveyance made by this Tax Deed, as is required, to-wit:

- 1. Name of the defaulting taxpayer: **Sheila Small**
(and record owner against whom warrant was issued).
- 2. The date of issuance and signing of the warrant or execution: **March 18, 2014**
- 3. The subject property was posted on: **February 18, 2015**
by: **Roy Brinkley** (If not applicable, so state and state why)
- 4. The Dates of Mailings to delinquent taxpayer:
 - a. Notice by certified mail, return receipt requested --deliver to addressee only, of delinquent taxes, amount due, etc., and impending sale was sent on: **October 7, 2014**
 - b. Final notice by certified mail, return receipt requested --deliver to addressee only, of opportunity to redeem the subject property after the sale was sent on: **February 3, 2016**
- 5. The warrant or execution for delinquent taxes covered the following year(s): **2013**
- 6. The total amount of taxes, penalties, charges and costs: **\$7,213.16**

and **WHEREAS**, the undersigned, acting for Sumter County, failed to find sufficient personal property to sell to make the amount required to satisfy the execution, did on the date **March 3, 2015**

sell the within described property to: **Yolanda Jefferson**

the actual purchaser and the highest bidder at such sale for the sum of **(\$7,300.00)** Dollars, being at least the amount of said taxes, penalties, costs and charges.

NOW, THEREFORE, I, Carolina B. Richardson, as Treasurer and Tax Collector in the State and County aforesaid, for and in consideration of the sum of **SEVEN THOUSAND THREE HUNDRED DOLLARS (\$7,300.00)** to me in hand paid at and before the sealing of these presents by:

Yolanda Jefferson

in the State afore said (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Yolanda Jefferson

his/hers successors and assigns forever, the following described real property together with any and all improvements thereon, to-wit:

All that lot of land with the improvement thereon, situate in the City of Sumter, Sumter County, South Carolina, designated as Lots #35 and #36, Block "B" on plat made December 7, 1927, by Harmon D. Moise, surveyor of record in the Office of the Register of Deeds for Sumter County, in Plat Book V-4 at Page 411, and being bounded by and measuring as shown on plat made December 15, 1973, by H. S. Willson, R.L.S., of record in the Register of Deeds Office of said clerk in Plat Book Z-35 at Page 167, as follows: North by East College Street and fronting thereon 100 feet; East by Lot #37 and measuring thereon 150 feet; South by land of Mt. Pisgah Apartment, Inc., and measuring thereon 100 feet; and West by land said to be of Clarence Green and measuring thereon 150 feet.

This property is being presented on the Sumter County Tax Map as parcel 2291203031 and is known as 10 or 12 East College Street.

Return from ROD Office to:
CAROLINA B. RICHARDSON
13 E CANAL STREET
SUMTER SC 29150

**THE STATE OF SOUTH CAROLINA
COUNTY OF SUMTER**

=====
2291203031

Shelia Small

by Carolina B. Richardson as Treasurer
of Sumter County, to:

Yolanda Jefferson

400 E. Emerald Lake Dr.

Sumter, SC 29153

=====
SUMTER COUNTY TAX DEED
=====

I hereby certify that the within
Tax Deed was filed for record in my
office at _____ .M. o'clock on the
_____ day of _____,
and was immediately entered upon the
proper indexes and duly recorded in
Real Estate Volume _____ at page
_____.

Register of Deeds Office for Sumter
County, South Carolina

=====
I hereby certify that the within Tax
Deed has been this _____ day of
_____ A.D., _____

recorded in Real Estate Volume
_____ at Page _____.

Auditor
for Sumter County, South Carolina

THIS DOCUMENT does not represent, warrant, or guarantee the marketability of title to the property described hereinabove. This document is delivered to you as the successful bidder in a delinquent tax sale and is subject to any and all defects in title which may exist of record.

EXHIBIT B

Joan H. Bayfield

BOOK: 1234
PGS: 4120-4124
Pg 5
D July 6, 2017 11:38:39 AM
Rec: \$10.00 Total: \$10.00
Cons: \$0.00
VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY
BY: AD

NO TITLE SEARCH PERFORMED

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, Yolanda Jefferson (Grantor), for and in consideration of the sum of **FIVE AND 00/100 (\$5.00) DOLLARS** to me in hand paid at and before the sealing of these presents by Jaylin's Trust (Grantee) in the state aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and releases, and by these presents do grant, bargain, sell, convey and release unto Jaylin's Trust (Grantee), its successors and assigns, all of my said interest further described herein, to the following described property, to wit:

ALL OF MY INTEREST IN TRACT NO. 1: All that lot of land with improvements thereon, situate in the City of Sumter, Sumter County, South Carolina. designated as Lots #35 and #36, Block "B" on plat made December 7, 1927, by Harmon D. Moise, surveyor of record in the Office of the Register of Deeds for Sumter County, in Plat Book V-4 at Page 411, and being bounded by measuring as shown on plat made December 15, 1973, by H.S. Willson, R.L.S., of record in the Register of Deeds Office of said clerk in Plat Book Z-35 at Page 167, as follows: North by East College Street and fronting thereon 100 feet; East by Lot #37 and measuring thereon 150 feet; South by land of Mt. Pisgah Apartment, Inc.. and measuring thereon 100 feet; and West by land said to be of Clarence Green and measuring thereon 150 feet.

This property is being presented on the Sumter County Tax Map as parcel 229-12-03-031 and is known as 10 or 12 East College Street.

Derivation: This being the same property conveyed to Yolanda Jefferson by Tax Deed of Carolina B. Richardson, Sumter County Treasurer and Tax Collector for South Carolina, dated September 23, 2016, and recorded September 29, 2016, in the office of the Register of Deeds for Sumter County in Volume 1226 at page 52. This also being the same property conveyed to Luven E. Rivers by deeds of William DePriest Green and Carrie Joenell Drayton recorded in the Office of the Register of Deeds for Sumter County on May 2, 1974, in Deed Book Y-9 at Pages 1249 and 1250 respectively and inherited by Sheila Small as documented in File 2007-ES-43-367. Probate Court of Sumter County as documented by Deed of Distribution of the Estate of Luven Rivers recorded September 1, 2010, in Book 1143 at Page 3450 in the Register of Deeds Office for Sumter County.

TMS#: 229-12-03-031

Grantees Mailing Address: 400 East Emerald Lake Drive
Sumter, South Carolina 29153

Baykin & Davis

Shandra A. Melton

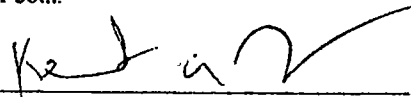
5. The deed recording fee is computed as follows:

- (a) _____ Place the amount listed in item 3 above here: \$0.00
- (b) _____ Place the amount listed in item 4 above here: \$0.00
- (c) _____ Subtract Line 5(b) from Line 5(a) and place result here: \$0.00

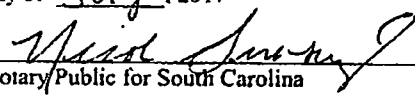
6. The deed recording fee due is based on the amount listed in Line 5(c) above and the deed recording fee is: \$0.00.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for grantor.

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



 Kenneth A. Davis
 Attorney for Grantor
 Responsible Person Connected with the Transaction

SWORN to before me this 5th
 day of July, 2017


 Notary Public for South Carolina

My Commission Expires: 1/20/2026

[AFFIX NOTARY SEAL IF EXECUTED OUT-OF-STATE]

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid to or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid or the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

EXHIBIT C

Tara H. Bayfield



D March 23, 2018 12:47:26 PM
Rec: \$10.00 Total: \$10.00
Cons: \$0.00

BOOK: 1242
PGS: 3203 - 3207
Pgs 5

VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY
BY: RBC

NO TITLE SEARCH PERFORMED

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

TITLE TO REAL ESTATE

Auditor's Endorsement
04/02/2018 04:34:29 PM

Laura A. McLean

KNOW ALL MEN BY THESE PRESENTS, that I, Zona Jefferson, as Trustee for Jaylin's Trust, (Grantor), for and in consideration of the sum of **FIVE AND 00/100 (\$5.00) DOLLARS** to me in hand paid at and before the sealing of these presents by Jaylin's Properties, LLC (Grantee) in the state aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and releases, and by these presents do grant, bargain, sell, convey and release unto Jaylin's Properties, LLC (Grantee), its successors and assigns, all of my said interest further described herein, to the following described property, to wit:

ALL OF MY INTEREST IN TRACT NO. 1: All that lot of land with improvements thereon, situate in the City of Sumter, Sumter County, South Carolina, designated as Lots #35 and #36, Block "B" on plat made December 7, 1927, by Harmon D. Moise, surveyor of record in the Office of the Register of Deeds for Sumter County, in Plat Book V-4 at Page 411, and being bounded by measuring as shown on plat made December 15, 1973, by H.S. Willson, R.L.S., of record in the Register of Deeds Office of said clerk in Plat Book Z-35 at Page 167, as follows: North by East College Street and fronting thereon 100 feet; East by Lot #37 and measuring thereon 150 feet; South by land of Mt. Pisgah Apartment, Inc., and measuring thereon 100 feet; and West by land said to be of Clarence Green and measuring thereon 150 feet.

Derivation: This being the same property conveyed to Yolanda Jefferson by Tax Deed of Carolina B. Richardson, Sumter County Treasurer and Tax Collector for South Carolina, dated September 23, 2016, and recorded September 29, 2016, in the office of the Register of Deeds for Sumter County in Volume 1226 at page 52. This also being the same property conveyed to Luven E. Rivers by deeds of William DePriest Green and Carrie Joenell Drayton recorded in the Office of the Register of Deeds for Sumter County on May 2, 1974, in Deed Book Y-9 at Pages 1249 and 1250 respectively and inherited by Sheila Small as documented in File 2007-ES-43-367, Probate Court of Sumter County as documented by Deed of Distribution of the Estate of Luven Rivers recorded September 1, 2010, in Book 1143 at Page 3450 in the Register of Deeds Office for Sumter County.

TMS#: 229-12-03-031

Grantees Mailing Address: 400 East Emerald Lake Drive
Sumter, South Carolina 29153

BOYKIN & DAVIS LLC
P O BOX 11844
220 STONERIDGE DR SUITE 100
COLUMBIA, SC 29211

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.

Property located in the County of Sumter bearing Tax Map Numbers as follows:

229-12-03-031

was transferred by Title to Real Estate to Jaylin's Properties, LLC dated March 19, 2018.

- 2. Check one of the following: The deed is:

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X _____ exempt from the deed recording fee because (See Information section on affidavit): § 12-24-40(8) (If exempt, please skip items 4-7, and go on to item 8 of this affidavit.)

- 3. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

- 4. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.


5. The deed recording fee is computed as follows:

- (a) _____ Place the amount listed in item 3 above here: \$0.00
- (b) _____ Place the amount listed in item 4 above here: \$0.00
- (c) _____ Subtract Line 5(b) from Line 5(a) and place result here: \$0.00

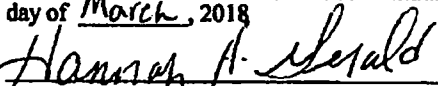
6. The deed recording fee due is based on the amount listed in Line 5(c) above and the deed recording fee is: \$0.00.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for grantor.

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



 Kenneth A. Davis
 Attorney for Grantor
 Responsible Person Connected with the Transaction

SWORN to before me this 20th
 day of March, 2018


 Notary Public for South Carolina

My Commission Expires ~~My Commission Expires~~ October 4, 2022

[AFFIX NOTARY SEAL IF EXECUTED OUT-OF-STATE]

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid to or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid or the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

EXHIBIT D

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

Yolanda Jefferson,
Plaintiff,

v.

Reginald Evans,
Defendant.

IN THE MAGISTRATE'S COURT

Case No. 2016-CV-43-10105732

ORDER GRANTING PLAINTIFF'S
MOTION FOR DIRECTED VERDICT

RECEIVED
IN
SUMMARY COURT
115 N. HARVIN ST.
SUMTER COUNTY
SOUTH CAROLINA
DATE 8-11-17
TIME 2:30
Curtis

Date of Trial:
Presiding Judge:
Plaintiff's Attorney:
Defendant's Attorney:

July 19, 2017
The Honorable Kristi Fisher
Christopher S. Elliott
Pro Se

I. INTRODUCTION

This action concerns real property identified as 10 or 12 East College Street in Sumter County, South Carolina (hereinafter "College Street"). This matter commenced by the filing of Plaintiff's Application for Notice to Quit Premises dated October 28, 2016. Defendant filed an Answer dated November 1, 2016. By Motion for Jury Trial dated November 8, 2016, Defendant requested a jury trial in this matter. A jury trial was held on July 19, 2017, in the Sumter County Magistrate's Court located at 190 E. Canal Street, Sumter, South Carolina.

II. NOTICE

The Court's Clerk indicated the parties were sent notice of the July 17, 2017, jury selection and the July 19, 2017, jury trial. The Court mailed notice of the foregoing to Defendant by summons dated July 7, 2017. The Court mailed this summons to two addresses on file for Defendant: 12 East College Street, Sumter, South Carolina 29150 and 1200 Broad Street #123, Sumter, South Carolina 29150. These notices were not returned to the Court as undeliverable.

The Court mailed notice of same to Plaintiff by summons dated July 7, 2017, to the address of 400 E. Emerald Lake Drive, Sumter, South Carolina 29153.

Based on the foregoing, I find that both parties were properly noticed for the jury selection on July 17, 2017, and the jury trial on July 19, 2017.

III. TRIAL

Plaintiff's attorney appeared for jury selection on July 17, 2017. The Defendant did not appear for jury selection, and no one appeared on his behalf. Plaintiff and Plaintiff's attorney appeared at trial on July 19, 2017. The Defendant did not appear, and no one appeared on his behalf.

In her case in chief, Plaintiff offered testimony and evidence to support her Application for Notice to Quit Premises. Specifically, Plaintiff testified that College Street was auctioned at a tax sale in Sumter County in March of 2015. A copy of Plaintiff's receipt from Sumter County which was admitted into evidence indicated Plaintiff purchased College Street at the March, 2015 tax sale. Plaintiff testified that she was the highest bidder at this March, 2015 tax sale and paid \$7,300.00 on March 3, 2015, to the Sumter County Treasurer toward the purchase of College Street.

A copy of a letter from the Sumter County Treasurer addressed to Plaintiff dated September 21, 2016, which was admitted into evidence informed Plaintiff that the defaulting taxpayer did not redeem the property within the one-year redemption period. The letter further informed Plaintiff that she would receive a deed to College Street upon her payment of filing fees and the 2015 property taxes.

Copies of additional receipts from Sumter County which were admitted into evidence indicated Plaintiff paid \$3,387.84 in filing fees and 2015 property taxes on September 29, 2016,

toward the purchase of College Street. Plaintiff testified that this payment of \$3,387.84 was the last of the payments due from Plaintiff to purchase College Street.

Plaintiff testified that she received a Sumter County Tax Deed filed September 29, 2016, in the Register of Deeds for Sumter County in Deed Book 1226 at Page 52. This deed was admitted into evidence. This deed grants title to College Street to Plaintiff and lists Sheila Small as the defaulting taxpayer.

Plaintiff testified that the College Street property contains a home that is over five thousand square feet in size. Plaintiff testified that she is familiar with the rental market in the area and that fair market rent for College Street is \$1,000.00 per month.

Plaintiff testified that she encountered Defendant shortly after receiving the September 29, 2016 tax deed. Plaintiff testified that the Defendant appeared to be living in the home at College Street and that Defendant would not grant Plaintiff access to College Street. Plaintiff testified that she filed the present action shortly thereafter.

Plaintiff testified that she never gave the Defendant permission to possess College Street. Plaintiff testified that Defendant has not given her any money to possess College Street, nor has Plaintiff leased College Street to Defendant. Further, Plaintiff testified that she has never been shown a deed indicating Defendant was the owner of College Street.

Plaintiff testified that she had no knowledge of Sheila Small or Defendant at the time she received the deed to College Street.

After testifying, Plaintiff rested her case. No defense was offered on the Defendant's behalf. Plaintiff's attorney then made a motion for directed verdict in favor of Plaintiff. This motion was granted by the Court.

IV. DISCUSSION

S.C. Code Ann. § 15-67-610, et seq. governs the ejection of trespassers:

"If any person shall have gone into or shall hereafter go into possession of any lands or tenements of another without his consent or without warrant of law, the owner of the land so trespassed upon may apply to any magistrate to serve a notice on such trespasser to quit the premises, and if, after the expiration of five days from the personal service of such notice, such trespasser refuses or neglects to quit then such magistrate shall issue his warrant to any sheriff or constable requiring him forthwith to eject such trespasser, using such force as may be necessary."

S.C. Code Ann. § 15-67-610.

"The plaintiff claiming right of summary ejection must bring himself within the statute by at least making before the magistrate a prima facie showing that he is the owner of the premises and that defendant is a trespasser." Richland Drive Co. v. Moorman, 71 S.C. 236, 239, 50 S.E. 792, 793 (1905).

"If the person in possession shall...appear before such magistrate and satisfy him that he has a bona fide color of claim to the possession of such premises and enter into bond to the person claiming the land...the magistrate will not issue his warrant as provided in Section 15-67-610." S.C. Code Ann. § 15-67-620.

"At the close of evidence offered by a party, if the case presents only questions of law, the court may direct a verdict on its own motion or on motion of either party. The order of the court granting a directed verdict motion is effective without any assent of a jury."

South Carolina Magistrates Court Rule 16(a).

"In ruling on a motion for directed verdict, the court must view the evidence and all reasonable inferences in the light most favorable to the nonmoving party. When the evidence yields only one inference, a directed verdict in favor of the moving party is proper. If more than one reasonable inference can be drawn from the evidence, the case must be submitted to the jury. In ruling on a directed verdict motion, the trial court is concerned only with the existence or nonexistence of evidence."

Long v. Norris & Assocs. Ltd., 342 S.C. 561, 568, 538 S.E.2d 5, 9 (Cl. App. 2000) (citations omitted).

By virtue of her September 29, 2016 Sumter County Tax Deed listing Plaintiff as the grantee, Plaintiff has made a prima facie showing that she is the owner of College Street. By virtue of her testimony that Defendant is occupying College Street without her permission, Plaintiff has made a prima facie showing that Defendant is a trespasser on the College Street property. Neither the Defendant, nor anyone on his behalf, offered any evidence establishing that Defendant has a bona fide color of claim to the possession of College Street.

In viewing the evidence and all reasonable inferences in a light most favorable to the Defendant, the evidence yields only one inference. Defendant has failed to produce a bona fide color of claim to College Street. Based upon the absence of this showing, this case need not be submitted to a jury and Plaintiff is entitled to judgment in her favor.

V. CONCLUSION

Based on the foregoing and pursuant to S.C. Code Ann. § 15-67-610, Plaintiff is entitled to a writ of ejectment against the Defendant for the College Street property. This Court shall issue a separate Writ of Ejectment for execution by law enforcement to eject Defendant from the College Street property.

AND IT IS SO ORDERED.

Kristi Curtis
The Honorable Kristi Fisher Curtis
Sumter County Magistrate

Sept 6, 2017
Sumter, South Carolina

EXHIBIT E

ELECTRONICALLY FILED - 2021 Nov 17 3:53 PM - SUMTER - COMMON PLEAS - CASE#2021CP4301882

STATE OF SOUTH CAROLINA
COUNTY OF: SUMTER
IN THE MATTER OF: LUVEN E RIVERS

)
)
)
)
)
)

IN THE PROBATE COURT
ORDER STRIKING CASE

CASE NUMBER: 2007ES4300367

The above captioned matter appears to be defunct in fact and not susceptible to ending by letters dismissory.

IT IS THEREFORE ORDERED, pursuant to Rule 4 of the South Carolina Rules of Probate Court, that the case be and hereby is stricken from the active files, with leave to restore upon good cause being sworn why the case should be continued as a pending case. LETTER FROM ATTORNEY STATES THAT THEY HAVE NOT BEEN ABLE TO CONTACT PERSONAL REPRESENTATIVE – THE PROPERTY WAS SOLD AT TAX SALE AND REDEMPTION TIME HAS EXPIRED.

AND IT IS SO ORDERED.

Dated: JUNE 7, 2017
SUMTER, South Carolina



DALE ATKINSON, Probate Court Judge

This order was entered on the _____ day of _____, 20____, and a copy mailed first class this _____ day of _____, 20____ to the following:

Name: _____
Address: _____

Name: _____
Address: _____

EXHIBIT F

No Action Taken
09/24/2021 11:37:53 AM

Auditor's Endorsement
10/01/2021 04:42:58 PM

Lauretha A. McLean

BOOK: 1291
PGS: 5127 - 5130
DD September 24, 2021 10:59:55 AM Pg 4
Rec: \$15.00 Total: \$15.00
VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY
BY: LAM

ELECTRONICALLY FILED - 2021 Nov 17 3:53 PM - SUMTER - COMMON PLEAS - CASE#2021CP4301882

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE PROBATE COURT
DEED OF DISTRIBUTION

IN THE MATTER OF LUVEN E RIVERS

CASE NUMBER 2007-ES-43-00367

WHEREAS, the decedent died on the 21 day of July, 2007 and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Sumter County, South Carolina in File # 2007-ES-43-00367; 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:

(Sub TAY Notice)
x Michelle Evans Jones, Sheila Small and Reginald Delone Evans
Name *(All grantee's Address below)*
4426 Hugh Howell Rd B554
Address
Tucker, GA 30084
City, State, and Zip

the following described property:

EXHIBIT A

All that lot of land situate in the City of Sumter, Sumter County, South Carolina, designated as lot #35, Block "B", on plat made December 7, 1927, by Harmon D. Moise, surveyor, of record in the office of the Clerk of Court, Sumter County, in Plat Book V-4 at page 411, and being bounded by and measuring as shown on plat made December 15, 1973, by H.S. Willson, R.L.S., of record in the office of said clerk in Plat Book Z-35 at page 167, as follows: North by East College Street and fronting thereon 50 feet; East by lot #36 and measuring thereon 150 feet; South by land of MT. Pisgah Apartments, Inc., and measuring thereon 50 feet; and west land said to be of Clarence Green and measuring thereon 150 feet, and being the same lot of land conveyed to grantor herein August 8, 1970, by Deed in Partition of record in the office of said clerk in Book T-9 at page 246.

EXHIBIT B

All that lot of land situate in the City of Sumter, Sumter County, South Carolina, designated as lot #36, Block "B", on plat made December 7, 1927, by Harmon D. Moise, surveyor, of record in the office of the Clerk of Court, Sumter County, in Plat Book V-4 at page 411, and being bounded by and measuring as shown on plat made December 15, 1973, by H.S. Willson, R.L.S., of record in the office of said clerk in Plat Book Z-35 at page 167, as follows: North by East College Street and fronting thereon 50 feet; East by land said to be of Woodrow Gallishaw and measuring thereon 50 feet; South by land of MT. Pisgah Apartments, Inc., and measuring thereon 50 feet; and west by lot #35, said to be of Carrie Joenell Drayton, and measuring thereon 150 feet, and being the same lot of land conveyed to grantor herein August 8, 1970, by Deed in Partition of record in the office of said clerk in Book T-9 at page 243.

This being the same properties conveyed to Luven E Rivers and recorded on August 8, 1970 by Deed in Partition of recorded in the office of said clerk in Book T-9 page 246 and Book T-9 page 243.

Michelle Jones

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 Michelle Evans Jones, Sheila Small and Reginald Delone Evans their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 23 day of September, 2021

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Estate of: LUVEN RIVERS

Estate of: LUVEN RIVERS

IN THE PRESENCE OF by Signature: Michelle E Jones Michelle E Jones Personal Representative

Witness: [Signature]

Witness: Jermaine Bradley

STATE OF Georgia) PROBATE COURT
COUNTY OF Fulton)

PERSONALLY appeared before me Charlton C Lester and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with Jermaine Bradley witnessed the execution thereof.

SWORN to before me this 23 day of Sept, 2021

Witness Signature: Jermaine Bradley

Notary Public for ~~South Carolina~~ Georgia

My Commission Expires: 2-5-22

Jermaine Bradley
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires 02/05/2022

Recording Requested By:

Trust# RE567251242US-01
% 4426 Hugh Howell Rd B554
Tucker, Georgia dmm 602 1.3e (2)

And When Recorded Mail To:

Trust# RE349060453US-01
% 4426 Hugh Howell Rd B554
Tucker, Georgia dmm 602 1.3e (2)

NOTICE OF CLAIM DEED

"This is actual constructive public notice by Grantor(s) Jones, Michelle Evans, Small, Sheila and Evans, Reginald Delone owners and holder of all right, title, and interest in Case No. 2007-ES-43-00367 in the name of LUVEN RIVERS, at 4426 Hugh Howell Rd B554, Georgia 30084 with the non-negotiable instrument claim number RE 567251242US-01 with all attachments and proceeds therefrom as being held in private.

If any information regarding this needs to be gleaned, please contact the Grantor(s) at the address above."

WITNESS MY SIGNATURE on this, the 23 day of September, in the year Two Thousand and Twenty One.

By Grantor: [Signature] [Signature] [Signature]
Jones, Michelle Evans, Grantor Small, Sheila, Grantor Reginald D Evans, Grantor
Private American citizens of the United States of America, privately
residing within a non-military occupied private estate, outside a
"Federal District" not subject to the jurisdiction of the "United States".

ACKNOWLEDGEMENT

On this 23 day of September in the year Two Thousand and Twenty One, personally appeared before me, Michelle E Jones, Sheila Small and Reginald D Evans whose names is subscribed within **NOTICE OF CLAIM DEED** instrument and acknowledged to me that they executed the same.

[Signature]
Notary Public, Signature

Jermaine Bradley
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires 02/05/2022

Commission Expires: 2-5-22

ELECTRONICALLY FILED - 2021 Nov 17 3:53 PM - SUMTER - COMMON PLEAS - CASE#2021CP4301882

Certificate of Title of Special Deposit REGISTERED MAIL#RE 567 251 242 US

To All to Whom These Presents Shall Come:

I, :Jones, Michelle Evans; , in my capacity as a private citizen of The United States of America, hereby certify that on the 23, day of September 2021; from within the State of SOUTH CAROLINA, County of SUMTER, within the "Unite States," within a non-military occupied private estate, that *I*, the grantor/settlor, with intent and purpose, hereby deliver/ convey/ transfer legal title of all right title and interest of equitable asset title **RE 567251242 US / ASSET CREDIT VOUCHER No. RE 567251242 US** along with all of its special deposit as *I* do assign if any, attachment, derivations, **RE 000 000 000 US-001** thru and including **RE 000 000 000 US-999**, and did perform the Deed of Deliver via USPS Registered No. **RE 567251242 US** as evidenced by this original Certificate in trust and care of the appointee/trustee, Michelle Evans Jones, TRUSTEE-CO-TRUSTEES et al, in care Trustee, at 4426 Hugh Howell Rd B554, Tucker, GA 30084, Co-Trustee, Assistant, all successors and assigns, and it shall be binding upon him/her by its acceptance by the Trustee(s) in the absence of a valid disclaimer.

This legal title supersedes all previously issued legal titles of same by Michelle Evans Jones.

Executed and Sealed this 23, day of September, 2021 I set my seal below in execution of the above:

Jones, Michelle-Evans

:Jones, Michelle-Evans: grantor/settler

Private Citizen of the United States of America



Sheila Small

Private Witness 1
Private Citizen of the United States

Reginald O Evans

Private Witness 2
Private Citizen of the United States

Jones, Michelle-Evans: Private Citizen of the Unites States

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE COURT OF COMMON PLEAS
Case No.: 2021-CP-43-01882

Jaylin's Properties, LLC,

Plaintiff,

vs.

**AFFIDAVIT OF
JAYLIN'S PROPERTIES, LLC**

The Estate of Luven E. Rivers, Michelle
Evans Jones, Individually and as
Personal Representative of the Estate of
Luven E. Rivers, Sheila Small, and
Reginald Evans,

Defendants.

PERSONALLY APPEARED before me, Zona Jefferson, who, after being duly sworn,
states as follows:


1. I am the agent of Plaintiff in the above-referenced matter.
2. I am the owner of the property located at 10 or 12 E. College St., Sumter, South Carolina, 29150, bearing Sumter County Tax Map number 229-12-03-031.
3. The aforementioned property was divested of Defendant Estate of Luven E. Rivers, when it, the property, was sold by the Sumter County Treasurer due to delinquent taxes. Title to the property was transferred to Yolanda Jefferson by way of Tax Deed dated September 23, 2016 and recorded September 29, 2016 in the Office of the Register of Deeds for Sumter County, State of South Carolina in Deed Book 1226 at Page 52.
4. Yolanda Jefferson transferred the property to Jaylin's Trust by way of Title to

Real Estate dated June 30, 2017 and recorded July 6, 2017, in the Office of the Register of Deeds for Sumter County, State of South Carolina in Deed Book 1234 at Page 4120.


5. Jaylin's Trust transferred title to the property to Plaintiff by way of Title to Real Estate dated March 19, 2017, and recorded March 23, 2018, in the Office of the Register of Deeds for Sumter County, State of South Carolina in Deed Book 1242 at Page 3203.
6. The property has been subject to multiple actions involving Defendants since 2016, but they, Defendants, were not successful in either of them, the actions, in gaining title to the property.
7. In 2016, Defendant Reginald Evans was evicted from the property by the Sumter County Magistrate's Court in Civil Action No. 2016-CV-43-10105732.
8. Defendant Estate of Luven E. Rivers, was ordered closed by the Order of the Hon. Theresa Duggan, Sumter County Associate Judge of Probate, as it was determined that the property, which was the sole remaining asset of the estate, was lost in the aforementioned tax sale.
9. Recently, Defendant Estate of Luven E. Rivers, through the acting Personal Representative, Michelle Evans Jones, fraudulently transferred the property to Defendants Michelle Evans Jones, Sheila Small, and Reginald Evans by way of Deed of Distribution dated September 23, 2021, and recorded September 24, 2021, in the Office of the Register of Deeds for Sumter County, State of South Carolina in Deed Book 1291 at Page 5127.

10. Defendants, or third parties acting on their behalf, have voluntarily entered into the property and taken up residence without permission of the Plaintiff on multiple occasions with full knowledge that the property was lost at tax sale.

11. I believe a Temporary Restraining Order is necessary in order to regain possession of the property that is lawfully owned by the Plaintiff and to prevent further fraudulent transfers by the Defendants.


Zona Jefferson
Agent - Jaylin's Properties, LLC

Sworn to before me this 17th
of November, 2021


Notary Public – State of South Carolina
My Commission Expires: 11-04-2025