

ORDINANCE NO. 2622

AN ORDINANCE AUTHORIZING THE CITY OF SUMTER, SOUTH CAROLINA, TO TRANSFER APPROXIMATELY 0.86 ACRES OF PROPERTY LOCATED AT 129 E. HAMPTON AVENUE TO SUMTER COUNTY, SOUTH CAROLINA.

WHEREAS, the City of Sumter, South Carolina (the "City"), owns a parcel of land that is approximately 0.86 acres in size, that bears tax map parcel number 249-09-02-026, and that is located at 129 E. Hampton Ave. (the "Property"); and

WHEREAS, the Property is the site of the City Fire Department's former headquarters; and

WHEREAS, the City has been requested by Sumter County, South Carolina (the "County"), to convey the Property to the County for use in its Emergency Medical Services; and

WHEREAS, the City Council of the City (the "Council") has determined, as a fact and after appropriate investigation, that conveying the Property to the County would serve a public purpose by supporting EMS services in the City and surrounding community; and

WHEREAS, the Council has determined, as a fact and after appropriate investigation, that the potential usefulness of the Property to the City is outweighed by the public benefit served by supporting prompt, responsive, and efficient emergency medical services in the City and surrounding community; and

WHEREAS, the Council has therefore determined to approve the conveyance of the Property to the Council and to authorize the City Manager to carry out such conveyance and the authorizations contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, AT ITS REGULAR MEETING DULY ASSEMBLED, AND BY THE AUTHORITY THEREOF:

1. That the City be authorized and directed to convey the Property to the County.
2. That the City Manager be and is hereby authorized to negotiate, execute, and deliver all necessary deeds, agreements, papers, instruments, certificates, and other documents as may be necessary to carry out such conveyance and the authorizations contained in this Ordinance.

ADOPTED IN COUNCIL ASSEMBLED THIS 6TH DAY OF NOVEMBER, 2018.

CITY OF SUMTER, SOUTH CAROLINA

Joseph T. McElveen, Jr., Mayor

Thomas J. Lowery, Mayor Pro Tem

Robert A. Galiano, Jr., Councilman

Ione J. Dwyer, Councilwoman

Calvin K. Hastie, Sr., Councilman

David P. Merchant, Councilman

Steven H. Corley, Councilman

ATTEST:

Linda D. Hammett, City Clerk

First Reading: October 16, 2018

Second/Final Reading: November 6, 2018

STATE OF SOUTH CAROLINA)
COUNTY OF SUMTER)

QUITCLAIM DEED

WHEREAS, the City of Sumter, South Carolina (the "City"), owns a parcel of land that is approximately 0.86 acre in size, that bears tax map parcel number 249-09-02-026, and that is located at 129 E. Hampton Ave. (the "Property");

WHEREAS, the Property is the site of the City Fire Department's former headquarters;

WHEREAS, the City has been requested by Sumter County, South Carolina (the "County"), to convey the Property to the County for use by its Emergency Medical Services Department ("EMS");

WHEREAS, the City Council of the City (the "Council") has determined, as a fact and after appropriate investigation, that conveying the Property to the County would serve a public purpose by supporting EMS in the City and surrounding community;

WHEREAS, the Council has determined, as a fact and after appropriate investigation, that the potential usefulness of the Property to the City is outweighed by the public benefit served by supporting prompt, responsive, and efficient emergency medical services in the City and surrounding community; and

WHEREAS, this conveyance was approved by City of Sumter Ordinance _____.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the City of Sumter for and in consideration of the above recitals, the sum of Five and No/100 (\$5.00) Dollars and no other consideration, to it in hand paid at and before the sealing of these presents by Sumter County, a body politic and corporate and a political subdivision of the State of South Carolina, in the State foresaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released and quitclaimed, and by these presents does grant, bargain, sell, release and quitclaim unto said Sumter County, its successors and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land, situated in the City and County of Sumter, State of South Carolina, and being shown and designated as Lot No. 2 on a plat of H. S. Willson, R.L.S., dated August 27, 1968 and recorded in the office of the Register of Deeds for Sumter County in Plat Book Z-26 at page 55, and being bounded and measured according to said plat as follows: On the north by Lot No. 7 on said plat whereon it measures 198.1 feet; on the East by North Magnolia Street, whereon it measures 194.5 feet; on the South by East Hampton Avenue, whereon it measures 197.1 feet; and on the West by land now or formerly of the South Carolina Employment Security Commission, whereon it measures 194.5 feet, be all of said measurement a little more or less.

Less, however: All that piece, parcel, tract of land, laying, being and situate in the

City and County of Sumter and being bounded and measuring as follows: On the North by the lands now or formerly of the City of Sumter and measuring thereon 9.6 feet; on the East by lands of the Grantor herein formerly occupied by the Fire Department and measuring thereon 172.2 feet; on the South by the right-of-way of Hampton Avenue measuring thereon 9.6 feet; and on the West by lands now or formerly of the South Carolina Employment Security Commission measuring thereon 172.2 feet: This is the same property conveyed to the South Carolina Employment Security Commission by deed of the City of Sumter dated February 25, 1972 and recorded March 9, 1972 in the office of the Register of Deeds for Sumter County in Volume U-9 at page 599.

This is part of the property conveyed to the City of Sumter by deed of the Housing Authority for the City of Sumter, South Carolina dated December 30, 1968 and recorded in the office of the Register of Deeds for Sumter County on May 1, 1969 in Volume P-9 at page 939.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Sumter County, its successors and assigns forever.

WITNESS its Hand and Seal this ____ day of November, in the year of our Lord Two Thousand and Eighteen and in the two hundred and forty-third year of Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITY OF SUMTER

By: _____
Deron L. McCormick
City Manager

STATE OF SOUTH CAROLINA)
COUNTY OF SUMTER)

PROBATE

PERSONALLY appeared before me the undersigned witness, who being sworn says that (s)he saw the within named City of Sumter, by its authorized officer, sign, seal and as its act and deed, deliver the within written Quitclaim Deed; and that deponent with the other witness whose name is subscribed above witnessed the execution thereof.

SWORN to before me this _____ day of November, 2018.

Notary Public for South Carolina
My commission expires: _____

Grantee's Address:
Sumter County
13 East Canal Street
Sumter, SC 29150



117.27

2490902040
443 (C)

CHURCH FIRST BAPTIST OF SUMTER

116.21

273.2

217.91

2490902037
1 30 (C)

SUMTER COUNTY

20

230.38

143.62

2490902043
0.55

204

COUNTY OF SUMTER

153.84

E HAMPTON AVE

193.94

342.05

N MAGNOLIA ST

SUMTER COUNTY

2490902029
3.29

480.64

228

2490902002
9.40

COUNTY OF SUMTER

112.7

47.3

65

24.1

33.4

E CANAL ST

255.82

256.45

275.66

229

281

Dear [unclear]

242.1

93.44

136.8

179.5

160.1

65.06

9.4

187.44

2490902022
1.99

CITY OF SUMTER

107

174.96

127

2490902025

CITY OF SUMTER

172.18

2490902023

SUMTER CITY OF

129

194.5

168.84

111

115

197.15

90.83

100

110

190

108

251.6

242.1

1 inch = 80 feet

Sumter County Mapping Dept.

P9/939

our parcel

State of South Carolina

KNOW ALL MEN BY THESE PRESENTS, That The Housing Authority of the City of Sumter, South Carolina,

In the State aforesaid for and In consideration of the sum of Nineteen Thousand One Hundred Sixty Seven and 37/100 Dollars (\$19,167.37) Dollars

to it in hand paid at and before the sealing of these presents by The City of Sumter, South Carolina

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

THE CITY OF SUMTER, SOUTH CAROLINA:

All that certain piece, parcel or lot of land, situated in the City and County of Sumter, and State of South Carolina, and being shown and designated as Lot No. 2 on a plat of H. S. Willson, R.L.S., dated August 27, 1968, and recorded in the office of the Clerk of Court for Sumter County in Plat Book Z-26, at page 55, and being bounded and measured according to said plat as follows: On the North by Lot No. 7 on said plat whereon it measures 198.1 feet; on the East by North Magnolia Street, whereon it measures 194.5 feet; on the South by East Hampton Avenue, whereon it measures 197.1 feet; and on the West by lands of The South Carolina Employment Security Commission, whereon it measures 194.5 feet, be all of said measurements a little more or less.

This conveyance is made subject to easements for utilities.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises mentioned unto the said
The City of Sumter, South Carolina, its successors ~~heirs~~ and Assigns forever.

And It does do hereby bind itself, its /^{successors} ~~heirs~~ Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said

The City of Sumter, South Carolina, its successors
 ~~heirs~~ and assigns against it and its successors ~~heirs~~
lawfully claiming, or to claim the same, or any part thereof.

WITNESS : hand and Seal this 30th day of December
in the year of our Lord one thousand nine hundred and sixty-eight
and in the one hundred and ninety-third year of Sovereignty
and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of

THE HOUSING AUTHORITY OF THE CITY OF
SUMTER, SOUTH CAROLINA

Thomas H. Blum
B. K. H. H. H. H.
By: W. D. Cateen (L. S.)
Chairman

ATTEST: W. M. E. H. H. H. (L. S.)
Executive Secretary

The State of South Carolina }
SUMTER COUNTY }

Personally appeared before me Enuna McClure
who being sworn says that he saw the within named The Housing Authority of the City of
Sumter, South Carolina, by its M. Harry, Jr. Chairman and H. D. Osteen, its
Executive Secretary, sign, seal and deliver the within written Deed: and that
she with R. Kirk McLeod witnessed the execution thereof.

Sworn to before me this 30th
day of December A. D. 1968
R. Kirk McLeod (L. S.)
Notary Public for S. C.

Enuna McClure

My commission expires: 1/1/71

(UNNECESSARY)

The State of South Carolina }
COUNTY }

RENUNCIATION OF DOWER

I, _____ do hereby certify
unto all whom it may concern, that Mrs. _____
the wife of the within named _____
did this day appear before me and upon being privately and separately examined by me, did declare
that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons
whosoever, renounce, release and forever relinquish unto the within named _____

heirs and assigns, all her interest and estate, and also her Right and Claim of Dower in or to all and
singular the premises within mentioned and released.

GIVEN under my Hand and Seal, this _____ day of _____ Anno Domini 19 _____

Notary Public for S. C. (L. S.) _____ (L. S.)

(L. S.)

My Commission expires _____

939

1969 MAY 1 PM 1 21

COURT
SUMTER COUNTY S.C.
R. D. BLANDING CLERK

The State of South Carolina
COUNTY OF SUMTER

36

THE HOUSING AUTHORITY OF THE
CITY OF SUMTER, SOUTH CAROLINA
TO

THE CITY OF SUMTER, SOUTH CARO-
LINA
Address 22

Title to Real Estate

I hereby certify that the within Deed was
filed for record in my office at 1:21 P.M.
o'clock on the 1st day
of May 19 69 , and was
immediately entered upon the proper indexes
and duly recorded in Book P-9
of Deeds, page 939

R. D. Blanding Clerk of Court
for Sumter County.

I hereby certify that the within Deed has
been this _____ day of
A. D. 19 _____ , Recorded
in Book _____ of Deeds, page _____
Auditor
for _____ County.

200

GENERAL COVENANTS

A. The covenants running with the land set forth and particularized in the Agency's Protective Covenants, dated December 10, 1968, and recorded in Deed Book O-9, at page 1727, in the Office of the Clerk of Court for Sumter County, South Carolina,

B. Purchaser shall commence work on the improvements in accordance with plans approved by the Agency not later than _____ days from the date of this instrument and shall diligently prosecute such, and shall complete the improvements within _____ consecutive calendar days from the date of this instrument.

C. Promptly after completion of the improvements in accordance with the approved plans and provisions of this instrument certifying to the satisfactory completion of the improvements. Such certification shall be in a form recordable in the Office of the Clerk of Court for Sumter County, South Carolina.

D. The purchaser agrees for itself, its successors and assigns, to or of the property or any part thereof, that the purchaser and such successors or assigns shall:

(1) Not discriminate upon the basis of race, color or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected hereon or on any part thereof; and this covenant shall be binding to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by (a) the Agency, its successors and assigns, (b) the City of Sumter, South Carolina, and any successor in interest to the property, or any part thereof, (c) the owner of any other land, or of any interest in such land, within the Project Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan, and (d) the United States, against the purchaser, its successors and assigns and every successor in interest to the property, or any part thereof or interest therein, and any party in possession or occupancy of the property or any part thereof.

In amplification, and not in restriction of, the provisions of Section 1-A and 1-D(1) it is intended and agreed that the Agency and its successors and assigns shall be deemed beneficiaries of the covenants provided in Sections 1-A and 1-D(1) hereof, and the United States shall be deemed a beneficiary of the Covenant provided in Section 1-D(1) hereon, both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Agency and the United States, for the entire period during which such covenants shall be in force and effect, without regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such covenants relate. The Agency shall have the right, in the event of any breach of any such covenants, and the United States shall have the right in the event of any breach of the covenant provided in Section 1-D(1) hereof, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant, to which it or any other beneficiaries of such covenant may be entitled.

Deed Out

Form No. 116—Title to Real Estate by a Corporation—Revised 1929
SOUTHERN FIDELITY CO., SUMTER, S. C.

The State of South Carolina,

KNOW ALL MEN BY THESE PRESENTS, That

THE CITY OF SUMTER,

in the State aforesaid, for and in consideration of the sum of \$x
mutual exchange of property **DOLLARS**

to it in hand paid at and before the sealing of these presents, by South Carolina Employment Security Commission
in the State aforesaid, (the receipt whereof is hereby acknowledged)
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said South Carolina Employment Security Commission, its successors and assigns:

ALL that piece, parcel, tract of land, lying, being and situate in the City and County of Sumter and being bounded and measuring as follows:

On the North by the lands of the City of Sumter and measuring thereon 9.6 feet; on the East by lands of the City of Sumter now occupied by the Fire Department and measuring thereon 172.2 feet; on the South by the right of way of Hampton Street measuring thereon 9.6 feet; and on the West by lands of the grantee measuring thereon 172.2 feet; this being a rectangular piece of land immediately adjacent to 15 parking spaces on the east side of the Sumter office of the grantee and being 172.2 feet in length and 9.6 feet in depth.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said South Carolina Employment Security Commission, its ^{SUCCESSORS} Heirs and Assigns forever.

And the said City of Sumter does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said South Carolina Employment Security Commission, its successors, Heirs and Assigns, against itself and its successors and all other persons lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF THE CITY OF SUMTER has caused these presents to be executed in its name by R. E. GRAHAM its Mayor (Insert name of President or Vice-President) and by Horace B. Curtis its City Clerk, (Insert name of Secretary or Treasurer) and its corporate seal to be hereto affixed this 25th day of February in the year of our Lord, one thousand nine hundred and seventy two, and in the one hundred and ninety fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in Presence of

CITY OF SUMTER

C. E. ... Witness
E. ... Witness

..... (Seal)
By R. E. GRAHAM Mayor
Horace B. Curtis
HORACE B. CURTIS
City Clerk

The State of South Carolina,
COUNTY OF Sumter

PERSONALLY appeared before me

who, on oath, says that he saw the within named (insert name of Witness) City of Sumter
(insert name of Corporation,
by R. E. Graham its Mayor
(insert name of President or Vice-President)

President and Horace B. Curtis its Clerk
(insert name of Secretary or Treasurer)

sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that he with (insert name of other Witness) witnessed the execution thereof.

C. Ellen Drayton
.....
(Witness)

SWORN to before me this 25th day of February, A. D. 1972

William H. ...
..... (Seal)
Notary Public, S. C.
Comm. exp: 1/25/1980

599

1712 MAR 9 11 9 AM

REGISTER
RECORDING CLERK

~~DUPLICATE~~

ORIGINAL

LC *Loire*
State of South Carolina

.....CITY OF SUMTER 48.....

.....
TO 256
.....SOUTH CAROLINA EMPLOYMENT
SECURITY COMMISSION.....

TITLE TO REAL ESTATE

Filed this 9th day of
March A. D. 1972
at 9:40 o'clock, A. M.
and recorded Vol. U-9 Page 599
Fee, \$

.....
Register Meme Conveyance.
Sumter County, S. C.

Recorded this day of
19
in Page
Fee, \$

.....
Auditor County.