1409
0039

BK 1409 PG 0039

SAMPSON COUNTY NC 09/25/2001
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$12.00

STATE OF NORTH CAROLINA

Real Estate Excise Tax

Excise Tax

Filed for registration on the 25th day of Sept. 2001 at 3:15 o'clock P. M and registered in the office of the Register of Deeds of Sampson County on the 25th day of Sept. 2001 in Book No. 1409 Page No. 39

MAE H. TROUBLEFIELD
Register of Deeds
By: Charlie E. Carter Deputy

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., 19.....
by .....

Mail after recording to Carles Hunt
623 West Vandalia Rd., Greensboro, NC 27406
This instrument was prepared by John R Williamson.
Brief description for the Index

# NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of September, 2001, by and between

| GRANTOR | GRANTEE |
|---|---|
| John R. Williamson<br>207 Beaver Dam Dr.<br>Clinton, NC 28328 | Carles Hunt and wife,<br>Sandra Hunt |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of ....., South Clinton Township, Sampson County, North Carolina and more particularly described as follows:

## LEGAL DESCRIPTION FOR JOHN R. WILLIAMSON

Located in South Clinton Township, Sampson County, State of North Carolina

Beginning at a stake in a ditch in Benjamin L. King's line which said stake beginning corner being the southeast corner of Lot No. 18 of Deer Run Subdivision recorded in Map Book 17, on Page 92 of the Sampson County Registry and runs thence

With Benjamin L. King's line and along a ditch S 03°10'04" W, a distance of 80.20 feet; thence N 83°42'45" E, a distance of 88.22 feet; thence S 46°30'24" E, a distance of 147.00 feet; thence S 34°45'23" E, a distance of 135.00 feet; thence S 08°00'22" E, a distance of 168.00 feet to an iron stake; thence a new line N 62°46'25" W, a distance of 974.40 feet to an iron stake on Basden Branch; thence up Basden Branch N 17°42'01" E, a distance of 60.24 feet to an existing iron pipe at the southwest corner of Lot No. 19 of Deer Run Subdivision; thence with the southern line of Lot No. 19 S 86°52'44" E, a distance of 316.58 feet to an existing iron pipe at the southwest corner Lot No. 18 of Deer Run Subdivision; thence with the southern line of Lot No. 18 S 86°49'56" E, a distance of 225.00 feet to the POINT OF BEGINNING; said described tract containing **4.00 Acres,** more or less, as surveyed by William G. Moore, Professional Land Surveyor, August 23, 2001 with all lines shown correct in their angular relation and relative to the 1984 magnetic meridian and being a part of that 64 acre tract of land described in Deed Book 991, on Page 673 of the Sampson County Registry.

**Excepting from the above described 4.00 Acre tract a 40.00 foot wide easement described as follows;**

CONVEYANCE OF THIS PROPERTY HAS BEEN DULY NOTED ON THE TAX RECORDS. DW
TAX ADMINISTRATOR

Beginning at an iron stake at the southeast corner of the above described 4.00 Acre tract and runs thence N 62°46'25" W, a distance of 48.97 feet; thence N 08°00'22" W, a distance of 130.24 feet; thence N 34°45'23" W, a distance of 151.37 feet; thence N 46°30'24" W, a distance of 124.32 feet; thence S 83°42'45" W, a distance of 116.87 feet; thence N 03°10'04" E, a distance of 87.41 feet; thence N 86°49'56" W, a distance of 184.98 feet; thence N 86°52'44" W, a distance of 285.64 feet; thence S 17°42'01" W, a distance of 36.03 feet; thence N 62°46'25" W, a distance of 40.56 feet; thence N 17°42'01" E, a distance of 60.24 feet; thence S 86°52'44" E, a distance of 316.58 feet; thence S 86°49'56" E, a distance of 225.00 feet; thence S 03°10'04" W, a distance of 80.20 feet; thence N 83°42'45" E, a distance of 88.22 feet; thence S 46°30'24" E, a distance of 147.00 feet; thence S 34°45'23" E, a distance of 165.00 feet; thence S 08°00'22" E, a distance of 168.00 feet to the POINT OF BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 991 Page 673

A map showing the above described property is recorded in Plat Book ..... page .....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Right of way and drainage easements.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

..... (Corporate Name)

By: .....

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

John R Williamson (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, Sampson County.

I, a Notary Public of the County and State aforesaid, certify that John R Williamson Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of Sept. 2001

My commission expires: 7/22/04 Mellicent H. Fushee Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that ..... personally came before me this day and acknowledged that ..... he is ..... Secretary of ..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ..... President, sealed with its corporate seal and attested by ..... as its ..... Secretary.

Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of Millicent H. Foushee

Sampson Co. N.C. Notary Public

~~is~~/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Maeth Troublefield REGISTER OF DEEDS FOR Sampson COUNTY

By Sharon E. Carter Deputy/~~Assistant~~ Register of Deeds

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.