BK:01863 PG:0781

FILED
SAMPSON COUNTY
ELEANOR N. BRADSHAW
REGISTER OF DEEDS

FILED	Jul 08, 2013
AT	02:55:50 pm
BOOK	01863
START PAGE	0781
END PAGE	0784
INSTRUMENT #	04043

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00

Parcel/Map Reference No. Portions of 04010396501, 04060574001, 04037900003, 04004988002
Verified By_____County on the__day of _____ 20__
By_____

Mail after recording to: McCoy Wiggins Cleveland & O'Connor PLLC,
202 Fairway Drive, Fayetteville, NC 28305
This Instrument was prepared by: Anne M. Evans, Attorney at Law
Brief description for the Index:

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

THIS DEED made this 8th day of July, 2013, by and between

GRANTOR	GRANTEE
Bettie O. Godwin, widow **2476 Share Cake Road** **Clinton, NC 28328**	**State of North Carolina** **c/o State Property Office** **1321 Mail Service Center** **Raleigh, NC 27699-1321**

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 Sampson County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1171, Page 470; Book 1286, Page 699; Book 1310, Page 862; Book 1388, Page 474; and Book 1388, Page 476, Sampson County, North Carolina, Public Registry.

A Map Showing the above described property is recorded in Plat Book 74, Page 66, Sampson County, North Carolina, Public Registry.

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, other than the following exceptions:

1. Any and all easements, restrictions, and rights of way of record.
2. 2013 Sampson County ad valorem taxes.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bettie O. Godwin (SEAL)
BETTIE O. GODWIN

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, the undersigned Notary Public of the above stated State and County, certify that the following person ("Principal") personally appeared before me this day and I have personal knowledge of the identity of the Principal or have seen satisfactory evidence of the Principal's identity by a current state or federal identification with the Principal's photographs in the form of driver's licenses or a credible witness has sworn to the identity of the Principal and with said Principal acknowledging to me that the Principal voluntarily signed the foregoing document for the purposes stated therein.
Name of Principal: **BETTIE O. GODWIN.**

Date: July 8, 2013.

Anne M. Evans
Notary Public
Anne M. Evans
Printed or Typed Name of Notary Public

My Commission Expires: 6/13/2018

[SEAL]

ANNE M EVANS
NOTARY PUBLIC
CUMBERLAND COUNTY, NC
My Commission Expires 6-13-18

U:\AEvans\ATTORNEY GENERAL\Godwin (Sampson)\General Warranty Deed.doc

EXHIBIT A

State of North Carolina
County of Sampson

Tract 1

SPO 82-AF - Thomas H. Godwin Survey – Description For Area R-1, 10.72 Acres plus R-2, 0.524 Acres To Be Combined With State of North Carolina Property

Commencing at an existing iron stake in the center of Keener Rd. (SR1703), the southeast corner of a lot owned by Denis Zeledon (D.B. 1345, Pg. 310), also being a control corner with NAD 83(NSRS2007) coordinates of North 510,497.61 feet, East 2,185,782.06 feet, and runs near the center of Keener Rd. North 75 degrees 49 minutes 11 seconds West 102.32 feet to a PK nail set; thence continuing near the center of Keener Rd. a curve deflecting to the left with a Delta angle of 08 degrees 01 minutes 45 seconds, Radius of 945.835 feet, Arc Length of 132.55 feet, and a Chord of North 83 degrees 18 minutes 04 seconds West 132.44 feet to a PK nail set, this being the True Point of Beginning; thence running the following new lines with Thomas H. Godwin (D.B. 1171, Pg. 470 and P.B. 17, Pg. 9) South 27 degrees 42 minutes 37 seconds West 33.23 feet to an iron stake set (5/8" rebar) on the south right of way of Keener Rd., South 27 degrees 42 minutes 37 seconds West 160.04 feet to an iron stake set (5/8" rebar), South 01 degrees 57 minutes 35 seconds West 453.18 feet to an iron stake set (5/8" rebar), South 53 degrees 45 minutes 32 seconds East 568.79 feet to an iron stake set (5/8" rebar), South 18 degrees 36 minutes 33 seconds West 292.37 feet to an iron stake set (5/8" rebar), and South 58 degrees 41 minutes 44 seconds East 120.35 feet to an iron stake set (5/8" rebar), a new corner in the line of Robert Earl Westbrook (D.B. 1003, Pg. 421); thence running with the line of Robert Earl Westbrook South 25 degrees 33 minutes 01 seconds West 260.46 feet to an existing concrete monument (witnessed by an existing iron stake beside the ECM), the corner of State of North Carolina (D.B. 1567, Pg. 211 and P.B. 70, Pg. 66) property in the line of Robert Earl Westbrook; thence running the following lines drawn from P.B. 70, Pg. 66 and Pg. 70 with the State of North Carolina property North 44 degrees 57 minutes 58 seconds West 834.81 feet to an ECM, North 05 degrees 45 minutes 55 seconds East 928.17 feet to a PK nail set in the center of Keener Rd., North 05 degrees 45 minutes 55 seconds East 152.47 feet to an existing concrete monument (witnessed by an existing axle beside the ECM); thence continuing with the State of North Carolina property South 69 degrees 37 minutes 14 seconds East 266.46 feet to an iron stake set (5/8" rebar), the southwest corner of Denis Zeledon: thence running a new line with Thomas H. Godwin South 26 degrees 25 minutes 59 seconds West 42.61 feet to PK nail set, this being the Point of Beginning, containing 11.244 acres as shown with a survey and map (designated as areas R-1 plus R-2 on map) by North Carolina Geodetic Survey recorded at Plat Book 74; page 66, Sampson County Register of Deeds office.

Tract 2

SPO 82-AF - Thomas H. Godwin Survey – Description For Area R-6, 9.87 Acres To Be Combined With State of North Carolina Property

Commencing at an existing concrete monument, a corner of Thomas H. Godwin (D.B. 1176, Pg. 148 and D.B. 1345, Pg. 312), also being a control corner with NAD 83(NSRS2007) coordinates of North 511,053.29 feet, East 2,186,787.50 feet, and runs with the line of Thomas H. Godwin and State of North Carolina (D.B 1567, Pg. 211 and P.B. 70, Pg. 70) North 59 degrees 51 minutes 06 seconds East 104.05 feet to an existing iron state, a corner of Thomas H. Godwin and State of North Carolina; thence continuing with the line of Thomas H. Godwin (D.B. 1286, Pg. 701) and State of North Carolina North 62 degrees 44 minutes 44 seconds East 917.68 feet to an iron stake set (5/8" rebar), a new corner of Thomas H. Godwin and State of North Carolina and being the True Point of Beginning; thence running with the line of State of North Carolina North 62 degrees 44 minutes 44 seconds East 136.20 feet to an existing concrete monument; thence running the following lines drawn from P.B. 70, Pg. 70 with the State of North Carolina property North 64 degrees 33 minutes 12 seconds East 536.42 feet to an ECM, North 19 degrees 00 minutes 42 seconds East 493.53 feet to an ECM, South 25 degrees 52 minutes 47 seconds East 245.51 feet to an ECM, South 37 degrees 57 minutes 44 seconds East 338.43 feet to an ECM, South 28 degrees 31 minutes 40 seconds West 271.92 feet to an ECM, South 24 degrees 12 minutes 12 seconds West 256.00 feet to an existing iron stake; thence running with the State of North Carolina South 13 degrees 29 minutes 01 seconds West 63.53 feet to an existing concrete monument, corner of State of North Carolina (D.B 1567, Pg. 211 and P.B. 70, Pg. 70) and Thomas H. Godwin (D.B. 1388, Pg. 474 and P.B. 38, Pg. 40); thence running a new line with Thomas H. Godwin (D.B. 1388, Pg. 474, P.B. 38, Pg. 40, and D.B. 1310, Pg. 862) North 72 degrees 31 minutes 58 seconds West 872.34 feet to an iron stake set (5/8" rebar), this being the Point of Beginning, containing 9.87 acres as shown with a survey and map (designated as area R-6 on map) by North Carolina Geodetic Survey recorded at Plat Book 74, page 66, Sampson County Register of Deeds office.