

BLADEN COUNTY 06-05-2007
NORTH CAROLINA

Real Estate
Excise Tax \$31.00

Prepared by Gary A. Grady, Attorney
STATE OF NORTH CAROLINA
COUNTY OF BLADEN

FILED
BLADEN COUNTY
CHARITY C. LEWIS
REGISTER OF DEEDS

FILED Jun 05, 2007
AT 04:42:34 pm
BOOK 00614
START PAGE 0679
END PAGE 0681
INSTRUMENT # 02322

WARRANTY DEED

THIS DEED, made the 16th day of April 2007, by and between RONALD T. LASHLEY, JR. and wife, REBECCA A. LASHLEY, parties of the first part; to WADE G. BARBER, WAYNE L. HUNSUCKER, DAVID SCOTT KENNEDY, AND LARRY E. WALKER, parties of the second part;

* WITNESSETH *

THAT said parties of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the parties of the second part, and their heirs and assigns, that certain tract or parcel of land, situate, lying and being in Central Township, Bladen County, North Carolina, and being further described as follows:

FIRST TRACT: Situate on the East of Ellis Creek, and adjoining the Cromartie lands; BEGINNING at a large post at the Fox Pond, Cromartie's corner, and runs with Cromartie's line North 43 degrees West 20 and 1/2 chains to a pine stump, Cromartie's corner; thence South 47 degrees West 24.40 chains to a stake and pointers; thence South 43 degrees East 20 and 1/2 chains to a stake and pointers in the Cromartie line; thence with said line North 47 degrees East 24.40 chains to the beginning, containing 50.0 acres, more or less.

SECOND TRACT: All that certain tract or parcel of land containing 25 acres, more or less, in Central Township, Bladen County, North Carolina, adjoining the lands of Carl P. Bryan on the North; Thomas Owens heirs on the West; Ellis Creek on the South, and H.L. Cromartie on the East, and being a part of the John Owens Estate, and more particularly described as follows:

BEGINNING at a stake in the center of Ellis Creek and a corner of the lands of Thomas Owens Estate, and runs with a line of the lands of Thomas Owens Estate North 47 East 27 chains to a stake, a corner of the Thomas Owens Estate, and Carl P. Bryan; thence with a line of other lands owned by Carl P. Bryan South 43 degrees East about 7 and 1/2 chains to a stake in a line of the lands of H.L. Cromartie; thence with the line of the lands of H.L. Cromartie South 47 West about 30 chains to the center of Ellis Creek; thence with the center of said Ellis Creek to the beginning.

HESTER, GRADY & HESTER, P.L.L.C., P.O. DRAWER 130, ELIZABETHTOWN, NC 28337

RECEIVED 6-5-07
BY TAX REVENUE
cgh

EXCEPTING, HOWEVER, from the lands above described those tracts of land heretofore conveyed as follows: (1) to Lula McKiver and husband, Lonnie McKiver, by Deed dated February 11, 1956, and recorded in Book 134, Page 48, Bladen County Registry; (2) to John Thomas Mayes by Deed dated July 3, 1968, recorded in Book 177 at Page 153, Bladen County Registry; and (3) to Andrew Mayes by Deed dated August 19, 1980, and recorded in Book _____, Page _____, Bladen County Registry.

BEING the same lands conveyed by Deed dated August 19, 1980 to Robert E. Rupert as Trustee, and of record in Book 243, Page 745, Bladen County Registry.

The above lands being the same lands conveyed to Robert E. Rupert as Trustee for Hollie Suzanne Rupert and Laura Rachel Rupert, and any other children born to the marriage of Robert E. Rupert and Sue A. Rupert during the time limited therein with the provision that said Trust would terminate in favor of the children born of the marriage of Robert E. Rupert and Sue A. Rupert, at such time as Hollie Suzanne Rupert reached the age of eighteen years, and the Trustee hereby certifies that Hollie Suzanne Rupert will not be eighteen years of age until October ____, 1995, and further certifies that no other children have been born to the aforesaid marriage, and at the date of the execution of this Deed, there are no children "En ventre sa mere" of said marriage.

These above tracts are the same tracts described in a deed dated May 5, 1995 recorded May 8, 1995 in Deed Book 356, Pages 690-692, Bladen County Registry

THIRD TRACT: BEGINNING at a stake and pointers on the East edge of Ellis Creek at high water mark, and runs South 84 East 21½ chains to a short straw pine in the west edge of a cart road known as the out back road; thence North 11½ East 9.50 chains with said road; thence North 22 East 3 chains; thence North 35 East 5.20 chains; thence North 9 East 5 chains; thence North 20 East 3½ chains to a stake on the West edge of said road; thence North 63½ West 13.50 chains to a stake in an old line known as the Wright line; thence South 47½ West with said line 16.50 chains to a stake in the East edge of said Creek, big gum pointers; thence down said creek at the high water mark to the beginning, containing 80 acres, more or less. This being the second tract described in Deed from James W. Cromartie et ux to H. Lacy Cromartie dated November 24, 1905, recorded in Book 51, Page 66, Bladen County Registry.

FOURTH TRACT: BEGINNING at his upper corner on the road and runs with said road, the various courses and distances thereof to the Wright line; thence with the said Wright line South 42 West to said Lacy Cromartie corner in said line; thence with his line South 61 East to the beginning containing 18 acres, more or less. This being the said land allotted to Lacy Cromartie in Commissioner's Deed dated September 23, 1909, and recorded in Book 53, Page 268, Bladen County Registry.

SAVE AND EXCEPT from the above described lands, the following:

FIRST: A tract of land containing 3.0 acres, more or less, fully described in Deed to Steven Moffat, dated August 29, 1989, and recorded in Book 299, Page 835, Bladen County Registry, the description in said deed being incorporated herein by reference; and

SECOND: Approximately 1.0 acre located on the South side of N.C. Highway 53 being bounded on the West by Ellis Creek, on the South by lands of Don Creed, and on the North by N.C. Highway 53.

The above property described as Third Tract and Fourth Tract are described in a deed dated January 17, 1997 recorded February 10, 1997 in Book 0384, Pages 0309-

0311, Bladen County Registry which were described on Schedule "A" Page One (1) as First Tract and Second Tract.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to them, the parties of the second part, and their heirs and assigns, in fee simple forever.

AND said parties of the first part covenant that they are seized of said premises in fee simple; have the right to convey the same in fee simple; that the same are free and clear from any and all encumbrances, and that they do hereby warrant and will forever defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hand and affixed their seal, this the day and year first above written.

 (SEAL)
RONALD T. LASHLEY, JR.

 (SEAL)
REBECCA A. LASHLEY

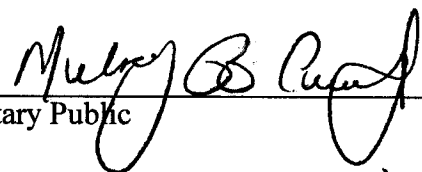
The attorney preparing this instrument has made no record search or title examination as to the property herein described, unless the same is shown by his/her written and signed certification.

STATE OF NORTH CAROLINA

COUNTY OF ALAMANCE

I, Melody B Crawford, a Notary Public for said County and State, do hereby certify that RONALD T. LASHLEY, JR and wife, REBECCA A. LASHLEY, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

WITNESS my hand and notarial seal, this 4th day May 2007.


Notary Public

My Commission Expires: May 18, 2010

