

0731  
0937

BLADEN COUNTY 04-09-2015  
NORTH CAROLINA  
Real Estate  
Excise Tax \$180.00

FILED  
BLADEN COUNTY  
BEVERLY T. PARKS  
REGISTER OF DEEDS

FILED Apr 09, 2015  
AT 02:49:13 pm  
BOOK 00731  
START PAGE 0937  
END PAGE 0939  
INSTRUMENT # 00901

This certifies that PIN 1304-00-24-5125  
is free of any delinquent ad valorem tax liens charged  
to the Bladen County Tax Collector but does not certify  
that the deed description matches this PIN  
Alicia Mitchell 4/9/15  
Collection Agent Signature Date NCGS 161-31

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 180.00  
Parcel Identifier No. 0028193 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Mail/Box to: Maynard Law Firm, 101 Courthouse Drive, Elizabethtown, NC 28337  
This instrument was prepared by: Maynard Law Firm, 101 Courthouse Drive, Elizabethtown, NC 28337  
Brief description for the Index: \_\_\_\_\_

THIS DEED made this 9th day of April, 2015 by and between

GRANTOR  
STEVEN L. MOFFAT and wife,  
CATHERINE D. MOFFAT  
P.O. Box 721  
Elizabethtown, NC 28337

GRANTEE  
LAWRENCE W. STELFOX  
5254 NC Hwy 53  
White Oak, NC 28399

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 \_\_\_\_\_, Central Township, Bladen County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 326 page 790.

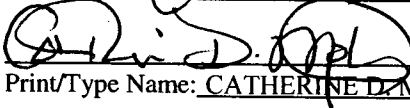
All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

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, other than the following exceptions:

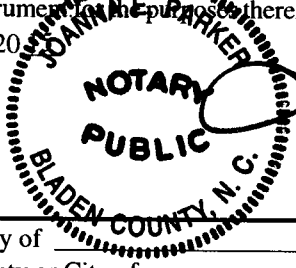
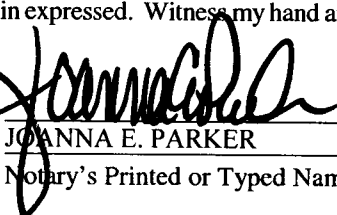
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

|                                |                                                                                    |        |
|--------------------------------|------------------------------------------------------------------------------------|--------|
| _____                          |  | (SEAL) |
| (Entity Name)                  | Print/Type Name: STEVEN L. MOFFAT                                                  |        |
| By: _____                      |  | (SEAL) |
| Print/Type Name & Title: _____ | Print/Type Name: CATHERINE D. MOFFAT                                               |        |
| By: _____                      | _____                                                                              | (SEAL) |
| Print/Type Name & Title: _____ | Print/Type Name: _____                                                             |        |
| By: _____                      | _____                                                                              | (SEAL) |
| Print/Type Name & Title: _____ | Print/Type Name: _____                                                             |        |

State of North Carolina - County or City of Bladen

I, the undersigned Notary Public of the County or City of Bladen and State aforesaid, certify that STEVEN L. MOFFAT and wife, CATHERINE D. MOFFAT personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of April, 2011.

My Commission Expires: August 15, 2018  
(Affix Seal)

JOANNA E. PARKER Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

EXHIBIT "A"

Lying and being in Central Township, Bladen County, North Carolina and being more particularly described as follows:

**TRACT ONE:**

**Situated on the East side of Highway North Carolina 53 and on the South and East side of the run of Ellis Creek.**

**BEGINNING at a nail in the center of Highway North Carolina 53 at the Southeast end of the concrete bridge over the run of Ellis Creek, AND RUNS THENCE FROM SAID BEGINNING POINT with the center of North Carolina 53 South 26 degrees 34 minutes East 100.0 feet to a nail; thence North 63 degrees 11 minutes 58 seconds East 190.83 feet to a stake; thence North 63 degrees 21 minutes 36 seconds East 221.81 feet to a stake; thence North 28 degrees 37 minutes 14 seconds West 440.96 feet to a stake; thence South 63 degrees West 300.0 feet to a stake in the bank of Ellis Creek; thence down said creek South 48 degrees 32 minutes 05 seconds East 312.1 feet to a stake on the East bank of said creek; thence South 46 degrees 54 minutes 13 seconds West 73.63 feet to a stake on said creek bank; thence South 69 degrees 05 minutes West 144.83 feet to a point in the center of said bridge; thence South 26 degrees 42 minutes East 44.0 feet to the point of beginning, containing 3.0 acres.**

**This being the same property described in Deed dated August 29, 1989 from Wade's Investments, Inc. to Steven L. Moffat of record in Book 299 at Page 835 in the Bladen County Public Registry.**

Being the First Tract described in Deed Book 326, Page 790, Bladen County Registry.

**BEING SUBJECT TO A 30 FOOT RIGHT OF WAY BEING DESCRIBED AS FOLLOWS:**

Being a 30 foot right of way easement for the process of ingress, egress, regress and utility easement and being shown on a plat of survey entitled "Easement Survey for Steven L. Moffat", dated November 17<sup>th</sup>, 2014, by GS3, Geographic Solutions & Surveying Services, PLLC, Professional Land Surveyors, and said plat being recorded in Deed Book C-17, Page 1167, Bladen County Registry, and being incorporated herein by reference for a more complete and accurate description of said right of way easement.

For back Deed reference see Deed Book 731, Page 934, Bladen County Registry.

A handwritten signature in black ink, appearing to be "Jm CM", is located at the bottom right of the page.