

FILED
BLADEN COUNTY
CHARITY C. LEWIS
REGISTER OF DEEDS

BLADEN COUNTY 08-18-2009
NORTH CAROLINA

Real Estate
Excise Tax \$260.00

FILED Aug 18, 2009
AT 03:05:58 pm
BOOK 00652
START PAGE 0001
END PAGE 0003
INSTRUMENT # 02479

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 1320-00-32-6219 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Womble & Campbell, P.A. 608 West Broad Street, Elizabethtown, NC 28337

This instrument was prepared by: William S. Campbell

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR

Marion Elaine Britt
3141 West Manchester
Inglewood, CA 90305

GRANTEE

David Richard Gooden
Channing Richard Gooden
959 Dewitt Gooden Road
Elizabethtown, NC 28337

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 _____ Elizabethtown _____, _____ Elizabethtown _____ Township, _____ Bladen _____ County, North Carolina and more particularly described as follows:
See Exhibit "A" Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 282 page 580.

A map showing the above described property is recorded in Plat Book 282 page 582.

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RECEIVED 8-18-09
DATE _____
SIGNATURE _____ BO

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.

(Entity Name)

Marion Elaine Britt (SEAL)
Marion Elaine Britt

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

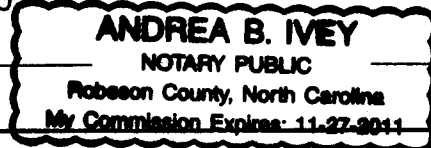
(SEAL)

State of North Carolina - County of Bladen ^{of Robeson}

I, the undersigned Notary Public of the County and State aforesaid, certify that Marion Elaine Britt

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 17th day of August, 2009

My Commission Expires: 11/27/2011



Andrea B. Ivey
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

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Exhibit "A"

Being the same property described on a map or plat entitled "MAP OF WILLIE BRITT PROPERTY", dated November 11, 1953, prepared by Harold L. Willis, Jr., Registered Surveyor, and being more particularly described as follows:

BEGINNING at a point marked by a nail in the center of North Carolina State Road #1700, said nail being in the center of a bridge over Hammond's Creek and runs the traverse of said creek the following bearings and distances: South 79 degrees 45 minutes East 100 feet to a point; thence South 38 degrees 50 minutes East 209 feet to a point; thence South 67 degrees 30 minutes East 210.4 feet to a point; thence South 76 degrees 25 minutes East 173.5 feet to a point; thence South 81 degrees 20 minutes East 274 feet to a point; thence with the center of Hammond's Creek the following bearings and distances: South 17 degrees 40 minutes East 114.5 feet to a point; thence South 29 degrees East 97 feet to a point; thence South 69 degrees East 52 feet to a point, Corner of the Sandy McKay property; thence with the Sandy McKay line North 43 degrees East 752 feet to a point in a ditch; thence with the center of the ditch North 48 degrees 20 minutes West 264 feet to a point in the center of the ditch; thence North 46 degrees East 303 feet to an iron in the center of a Branch, corner of the Owen McKay 2 acre tract; thence with the center of said Branch and the Owen McKay line North 4 degrees 40 minutes West 719.5 feet to a point marked by a maple in the center of a ditch in the line of lands of Jeff McKay Heirs; thence with the Jeff McKay Heirs line North 50 degrees 25 minutes West 346 feet to an iron in the ditch; thence South 35 degrees 30 minutes West 582 feet to an iron in a ditch bank; thence North 50 degrees 10 minutes West 554 feet to a point in the center of North Carolina State Road 1700; thence with North Carolina State Road 1700 the following bearings and distances: South 37 degrees 40 minutes West 500 feet to a point; thence South 29 degrees 50 minutes West 183.5 feet to a point; thence South 13 degrees 30 minutes West 187.8 feet to a point; thence South 0 degrees 15 degrees East 464 feet to the point and place of Beginning, containing 44.3 acres, more or less.

Less and except that certain 1.20 acres, more or less, and being described as follows:

BEGINNING at an old point marked by an old solid iron, the Northernmost corner of the original tract of which this is a part, also being a common corner with Lands of Thomas Lacy Monroe as set out in Deed Book 374, Page 865 and Lands of Roland Cromartie, jr. as set out in Deed Book 252, Page 620; THENCE FROM SAID POINT OF BEGINNING along a property line of the original tract of which this is a part South 50 degrees 25 minutes 00 seconds East (S 50°25'00" E), a distance of 250.00 feet to a new point marked by an iron pipe set; thence a new line South 35 degrees 30 minutes 00 seconds West (S 35°30'00" W), a distance of 210.00 feet to a new point marked by an iron pipe set; thence North 50 degrees 25 minutes 00 seconds West (N 50°25'00" W), a distance of 250.00 feet to a new pint marked by an iron pipe set in a property line of the original trace; thence with said property line North 35 degrees 30 minutes 00 seconds East (N 35°30'00" E), a distance of 210.00 feet to the Point of Beginning, containing 1.20 Acres, more or less, and being the same as shown on a survey map entitled "Survey for DANNY CADE", dated April 5, 2005, By Lloyd R. Walker, Professional Land Surveyor.

There is also included herewith rights of ingress, egress, and regress to and from subject 1.20 Acres, more or less, Tract and S.R. 1700 over and upon a 20' Wide Right-of-Way Easement adjacent to and left of existing property lines from the Westernmost corner of the hereinabove described 1.20 Acres, more or less, Tract, South 35 degrees 30 minutes 00 seconds West (S 35°30'00" W), a distance of 371.13 feet to a point marked by an old iron pipe and then North 50 degrees 01 minutes 15 seconds West (N 50°01'15" W), a distance of 525.51 feet to a point marked by an old iron rebar on the eastern margin of S.R. 1700, the terminus of this right-of-way easement, and being more particular shown on a survey map entitled "Survey For DANNY CADE", Dated April 5, 2005, By Lloyd R. Walker, Professional Land Surveyor.