

2015001989

ROBESON CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$358.00

PRESENTED & RECORDED
03/19/2015 09:31:55 AM

VICKI L LOCKLEAR
REGISTER OF DEEDS
BY: KYNIA JOHNSON
DEPUTY

BK: D 1985

PG: 699 - 702

GENERAL WARRANTY DEED

REVENUE: ~~\$~~ 358.00

PARCEL ID: 21210101802

PREPARED BY AND RETURN TO:
Hutchens Law Firm
PO Box 1028, Fayetteville, NC 28302
File no. 1150973

This instrument prepared by: Susan R. Benoit or Christopher T. Salyer, both licensed North Carolina attorneys.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: 13.20 acres

NORTH CAROLINA

COUNTY OF ROBESON

THIS DEED made this 16th, day of January, 2015, by and between

JJ & K Company, LLC, whose address is
PO Box 987, St. Pauls, NC 28384,
hereinafter called Grantor,

and

Marilyn Pagan and husband, Eric Whitehead, whose address is
10765 Barker Ten Mile Road, Saint Pauls, NC 28384,
hereinafter called Grantee;

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.

Submitted electronically by "Hutchens Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Robeson County Register of Deeds.

W I T N E S S E T H

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 or near the City of ST. Pauls, **ROBESON** 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 1917, Page 764, ROBESON** County Registry, North Carolina.

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:

Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry.

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

The property being conveyed herein _____ is ✓ is not the principal residence of the Grantors.

JJ & K Company, LLC

Hinton McCall King (SEAL)
Hinton McCall King, Manager/Member

(SEAL)

STATE OF North Carolina
Cumberland COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Hinton McCall King

This the 18 day of March, 2015.

John A. Mandulak
Notary

My Commission Expires: 2/11/18

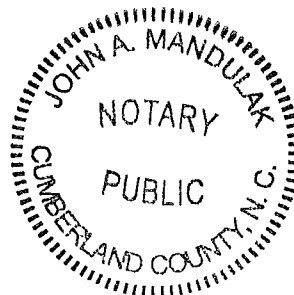


EXHIBIT "A"

Lying and being in St. Pauls Township, Robeson County, North Carolina, about 0.76 mile south of the intersection of North Carolina Highway 20 and Barker Ten Mile Road (Secondary Road 1924), north of and adjoining the run of Great Marsh Swamp, about 0.15 mile west of Barker Ten Mile Road, and bounded by other lands of the original tract of which this is a part on the west, north and east.

BEGINNING at an iron rod set in the edge of a field being located South 25 degrees 41 minutes 32 seconds West 1570.64 feet from a mag nail set at or near the centerline intersection of Ajax Road (a private soil road) and Barker Ten Mile Road, said mag nail having North Carolina North American Datum of 1983 (2007 adjustment) grid coordinates of Northing = 378618.1097 feet and Easting = 2022077.5325 feet, and runs thence from said point of beginning (iron rod set) South 68 degrees 18 minutes 50 seconds East, passing through an iron rod set at a distance of 224.92 feet, and continuing for a total distance of 284.92 feet to an iron rod set; Thence South 68 degrees 03 minutes 51 seconds East 131.83 feet to a set iron rod; Thence South 07 degrees 07 minutes 17 seconds West 352.37 feet to a set iron rod; Thence South 17 degrees 32 minutes 33 seconds East about 1494 feet (distance scaled from Robeson County Tax Department's digital aerial photographs) to the run of Great Marsh Swamp; Thence up the run of Great Marsh Swamp, the calculated tie line scaled from an aerial photograph being about North 85 degrees 17 minutes West about 301.6 feet to a calculated point; Thence North 17 degrees 06 minutes 18 seconds West about 1436' feet (distance scaled from Robeson County Tax Department's digital aerial photographs) to a set iron rod; Thence North 59 degrees 06 minutes 06 seconds West 148.81 feet to a set iron rod; Thence North 07 degrees 07 minutes 58 seconds East 458.60 feet to the point of beginning containing 13.2 Acres, more or less, subject to an actual complete field survey and subject to any rights of ways or easements of record.

Also included in this conveyance is a 60 foot access and utility easement being described as follows: BEGINNING at the third corner of the above described 13.2 acres tract and runs thence from said point of beginning with the second line of the above described 13.2 acres tract reversed North 68 degrees 03 minutes 51 seconds West 131.83 feet to the second corner described in the above 13.2 acres tract; Thence with the first line of the above described 13.2 acres tract reversed North 68 degrees 18 minutes 50 seconds West 60.00 feet to a set iron rod; Thence North 21 degrees 41 minutes 10 seconds East 60.00 feet to a set iron rod; Thence South 68 degrees 03 minutes 51 seconds East 111.41 feet to a set iron rod; Thence North 74 degrees 07 minutes 10 seconds East, passing through an iron pipe set at a distance of 783.19 feet, and continuing for a total distance of 783.88 feet to the western right of way line of Barker Ten Mile Road (Paved Secondary Road 1924, 60 feet of right of way width); Thence with the western right of way line of Barker Ten Mile road South 20 degrees 59 minutes 00 seconds East 60.24 feet to a set iron rod being located North 20 degrees 59 minutes West 396.29 feet from an existing iron pipe found marking a corner of St. Pauls Holiness Church property; Thence South 74 degrees 07 minutes 10 seconds West 809.79 feet to the point of beginning.

Being a portion of the lands described in Deed Book 1812, Page 708, Tract Two, Tract No. 1, Robeson County Registry, and shown on Robeson County Tax Map Number 212101018.

Bearings reference to the North Carolina Grid System North American Datum of 1983 using the 2007 adjustment.