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BOOK PAGE
927 0775

FILED
JOE B. FREEMAN
R OF D
Nov 18 4 53 PM '96

ROBESON COUNTY

Recording Time, Book and Page

Excise Tax Gift

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Bobby Ray Oxendine
This instrument was prepared by Fred L. Musselwhite, Attorney at Law

Brief Description for the index **8.51 Acres, Back Swamp Township**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made November 15, 1996, by and between

GRANTOR

Luvenia D. Oxendine, Life Tenant,
by and through her Attorney-in-fact, Helen Locklear

(See Power of Attorney in Book 898,
Page 325, Robeson County Registry)

GRANTEE

Bobby Ray Oxendine

whose address is: 2704 Phelps Ave.
Forestville, Maryland 20747

Enter in appropriate block for each party: name, 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 Back Swamp Township, Robeson County, North Carolina and more particularly described as follows:

Lying and being in Back Swamp Twp., Robeson Co., N.C., about 7 miles southwest of the City of Lumberton east of and adjoining paved Secondary Road No. 1164, north of and adjoining the Back Swamp canal and bounded by other lands orig. tract on all other sides. Beginning at a nail in center Secondary Road No. 1164 at the intersection of the Back Swamp canal, southwest cor. orig. tract and runs as said road N 22-01' E 82.84'; N 22-12' E 146.57'; N 23-17' E 100.0'; N 24-58' E 100.0' and N 26-34' E 78.88' to a nail; thence as the center of a Transmission line S 72-25'E 683.79' to an iron rod; thence S 29-25' W 567.0' to a point in the Back Swamp canal; thence as said canal N 78-17' W 280.0' and N 64-26' W 347.9' to the beginning, containing 8.51 acres, more or less.

Being a part of the James H. Oxendine lands recorded in Map Book 25, Page 144, Robeson County Registry.

It is the intention of the grantor to convey unto the grantee all of her right, title and interest in and to the herein described property, the same being a Life Estate.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 827, Page 0776.

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:

Easements and restrictions of record may appear or which may appear upon a view of the site.

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

(Corporate Name)

By _____

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Luvania D. Oxendine (SEAL)
Luvania D. Oxendine, by and through her
Attorney-in-fact, Helen Locklear

Helen Locklear (SEAL)
Helen Locklear, Attorney-in-fact

(SEAL)

(SEAL)

SEAL-STAMP



NORTH CAROLINA, Robeson County.

I, a Notary Public of the County and State aforesaid, certify that Helen Locklear, Attorney-in-fact for Luvania D. Oxendine, Grantor, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of the said Luvania D. Oxendine, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Robeson County, in Book 898, at page 325, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Helen Locklear acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Luvania D. Oxendine.

WITNESS my hand and official stamp or seal, this 15th day of November, 1996.

Susan Britt Williams Notary Public

My commission expires: 10-31-99

The foregoing Certificate(s) of Susan Britt Williams Notary public

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.

Joe B. Freeman REGISTER OF DEEDS FOR Robeson COUNTY
By Helen Locklear Deputy/Assistant-Register of Deeds.