

BOOK

PAGE

704

0009

APR 19 11 12 AM '90

JOE B. FREEMAN, ROFD
ROBESON COUNTY



Excise Tax \$2.50

Recording Time, Book and Page

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

Mail after recording to _____

This instrument was prepared by I. Murchison Biggs, Attorney at Law, Lumberton, NC 28359

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of March, 1990, by and between

GRANTOR

DELMER G. HAMMONDS and wife,
MONNIE HAMMONDS
Rt. 9, Box 467
Lumberton, NC 28359

GRANTEE

K. M. BIGGS, INC., a North Carolina
Corporation
P. O. Box 967
Lumberton, NC 28359-967

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 Howellsville Township, Robeson County, North Carolina and more particularly described as follows:

That certain tract of land lying about 7.5 miles East of the center of the City of Lumberton, N. C., adjacent to and on the Eastern side of paved Secondary Road No. 2101, adjoining other lands of Delmer G. Hammonds on the North and South and lands of K. M. Biggs, Inc. on the East and being more particularly described as follows, to-wit: BEGINNING at a stake in the center of paved Secondary Road No. 2101, in the Western line of the original 19.99 acre tract of which this is a part, said stake being located South 01 degree 20 minutes 15 seconds East 324.00 feet from the Northwestern corner of said original tract, said stake also being located South 06 degrees 07 minutes 04 seconds East 6124.77 feet from N. C. G. S. Monument "HARVEST", and running thence South 76 degrees 54 minutes 30 seconds East 840.08 feet to an existing angle iron in the run of Pats Branch, an Agreed Corner between K. M. Biggs, Inc. and Delmer G. Hammonds; thence as an Agreed Line between K. M. Biggs, Inc. and Delmer G. Hammonds, South 23 degrees 40 minutes 30 seconds East 74.90 feet to a stake; thence North 76 degrees 54 minutes 30 seconds West 869.48 feet to a stake in the center of paved Secondary Road No. 2101, in the Western line of said original tract; thence along said centerline and as said line, North 01 degree 20 minutes 15 seconds West 61.95 feet to the beginning containing 1.18 acres more or less and being a portion of that 19.99 acre tract conveyed to J. W. Sellers, Jr. and wife, Geraldine H. Sellers to Delmer G. Hammonds and wife, Monnie Hammonds by deed dated October 10, 1983, recorded in Deed Book 544 at Page 42 in the office of the Register of Deeds of Robeson County. Bearings of the above description are based on N. C. Grid with Horizontal Measurements.

BOOK PAGE

704 0010

The above description was drawn by Tommy A. Roach, Registered Land Surveyor, from an actual field survey in November 1988 and office computations this 19th day of March 1990.

The property hereinabove described was acquired by Grantor by instrument recorded in

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

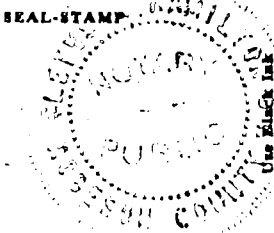
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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.

By: Delmer G. Hammonds (Corporate Name) Monnie Hammonds (President) ATTEST: Secretary (Corporate Seal)

USE BLACK INK ONLY



NORTH CAROLINA, COUNTY OF Robeson. I, Cletus R. Hamilton, a Notary Public of said county do hereby certify that Delmer G. Hammonds and wife, Monnie Hammonds, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of March, 1990. My commission expires: 11-7-94 Cletus R. Hamilton Notary Public

SEAL-STAMP

NORTH CAROLINA, COUNTY OF. I, a Notary Public of the County and State aforesaid, certify that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

The foregoing Certificate(s) of Cletus R. Hamilton 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. Vernell H. Locklear, Deputy Assistant - Register of Deeds.