

(165)

SAMPSON COUNTY NC 04/04/97
\$90.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

90.00

Excise Tax

Filed for registration on the 4th day of April, 19 97
at 10:51 o'clock A. M. and registered in the office of the Register
of Deeds of Sampson County on the 4th day of April
19 97. In Book No. 1256 Page No. 371
MAE H. TROUBLEFIELD
Register of Deeds
By Donna Smith, Deputy

THIS INSTRUMENT PREPARED BY:
DONALD C. HUDSON

VOL 1256 PAGE 371

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 08-0532960-09
Verified by County on the day of 19
by

Mail after recording to McGeachy & Hudson
P. O. Box 747, Fayetteville, N. C. 28302
This instrument was prepared by Donald C. Hudson
Brief description for the Index
Lot 2, Faircloth Property

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of April, 1997, by and between

GRANTOR

GRANTEE

HUBERT CHARLES FAIRCLOTH
and wife,
SALLY L. FAIRCLOTH

GEORGE A. TYNDALL

7252 Autry Hwy.
Autryville, N. C.

220 Clinton St.
Autryville, N. C.

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 near the town of Autryville, Little Coharie Township, Sampson County, North Carolina and more particularly described as follows:

See attached Schedule "A"

BEING all of Lot Number 2, with the exception of the below listed right-of-way, as shown on a map entitled "Survey for Hubert Charles Faircloth and wife, Sally L. Faircloth" recorded in map Book 29, page 94 of the Sampson County Registry.

THERE IS EXCEPTED, HOWEVER, from the above parcel a 30 foot wide right-of-way running from Secondary Road 1414 to Lot 3, said right-of-way being more particularly set out on the above referenced map recorded in map Book 29, page 94 of the Sampson County Registry, said drawn right-of-way is incorporated by reference to the said map as if herein fully set out.

SCHEDULE "B"

NORTH CAROLINA

SAMPSON COUNTY

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Hubert Charles Faircloth and wife, Sally L. Faircloth, of Sampson County, State of North Carolina, do hereby covenant and agree to and with all persons, firms and corporation now owning or hereafter acquiring any of the property known and designated as "Property of Hubert Charles Faircloth and wife, Sally L. Faircloth" as shown on a plat recorded in Book of Plats 29, page 94, in the Office of the Register of Deeds for Sampson County, North Carolina, is made subject to the following restrictions as to the use thereof, running with the land, by whomsoever owned, to-wit:

A. No animals, livestock, or poultry of any kind shall be raised, bred or maintained on said property, except that dogs, cats or other household pets may be kept and maintained provided that they are not bred or maintained for any commercial purposes and except that grazing cattle and or horses are allowed.

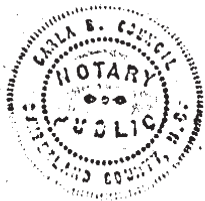
If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for Hubert Charles Faircloth and wife, Sally L. Faircloth, or their heirs or assigns, owning said property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

IN WITNESS WHEREOF, the said Hubert Charles Faircloth and wife, Sally L. Faircloth, have hereunto set their hands and seals, on this the 1st day of April, 1997.

Hubert Charles Faircloth (SEAL)
HUBERT CHARLES FAIRCLOTH

Sally L. Faircloth (SEAL)
SALLY L. FAIRCLOTH

SEAL-STAMP North Carolina, County of Cumberland



I, Carla B. Conrad a
Notary Public of said county do hereby certify that
Hubert Charles Faircloth and wife,
Sally L. Faircloth
personally appeared before me this day and
acknowledged the foregoing instrument. Witness my
hand and official stamp or seal, this 1st day
of April, 1997.

Carla B. Conrad
Notary Public

My Commission Expires: 8.22.97

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1194, page 06 of the Sampson Co. Registry

A map showing the above described property is recorded in Plat Book 29 page 94

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:

Subject to easements, restrictions and right-of-ways of record, if any.

1997 ad valorem taxes.

Restrictive Covenants further described in the attached Schedule "B".

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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: (Corporate Name)
..... President
ATTEST:
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

HUBERT CHARLES FAIRCLOTH

SALLY L. FAIRCLOTH



NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Hubert Charles Faircloth and wife, Sally L. Faircloth

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 April, 1997.

My commission expires: 8-22-97 Carla B. Council, Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged 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 Carla B. Council, Notary Public of Cumberland Co., N.C.

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 Ma H. Troublefield, REGISTER OF DEEDS FOR Sampson COUNTY
Donna Smith, Deputy/Assistant - Register of Deeds

McLeachy & Hudson
PO Box 7471
Gaylesville, N.C.
4-18-97