

Deed Book Index

TIP No: B-5711

Project No: 45665.1.1

County(s): HARNETT

Project Description: Replace Bridge No. 245 on SR 2054 over East Buies Creek

Property Owners	Deed Book / Page Number	Page Number
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Property List

TIP # B-5711

Project #: 45665.1.1

County(s): HARNETT

Property Owners	Tax Parcel	DB / Page #	Address
BRANTLEY R. BLANCHARD	0670-90-4468.000	2388 / 121	P.O. BOX 304,BUIES CREEK, NC 27506
HARNETT COUNTY	0670-90-1637.000	2733 / 121	P.O. BOX 759 ,LILLINGTON, NC 27546
B P MARSHBANKS	0680-01-1967.000	N/A	P.O. BOX 1136,BUIES CREEK, NC 27506
WOMBLE RENTAL MANAGEMENT	0670-81-9036.000	1374 / 322	P.O. BOX 1376,LILLINGTON, NC 27546



HARNETT COUNTY TAX ID#

11-0670-0137
11-0670-0371
0-12-07 BY KAO

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2007 JUN 12 12:08:36 PM
BK:2388 PG:211-213 FEE:\$17.00

INSTRUMENT # 2007010671

Drafted by Alton D. Bain, Bain, Buzzard & McRae, LLP, 65 Bain Street, Lillington, North Carolina 27546
Return to Alton D. Bain, Bain, Buzzard & McRae, LLP, 65 Bain Street, Lillington, North Carolina 27546

STATE OF NORTH CAROLINA) GIFT DEED WITH RESERVED
COUNTY OF HARNETT) SPECIAL POWER OF APPOINTMENT
AND LIFE ESTATE

THIS GIFT DEED, made this 12th day of June 2007, by and between **Brantley R. Blanchard and wife, Nora C. Blanchard** of Post Office Box 304, Buies Creek, Harnett County, North Carolina 27506 (hereinafter sometimes collectively called "Grantor") and **Samuel Brantley Blanchard** of 149 Burkott Road, Lillington, Harnett County, North Carolina 27546, (hereinafter sometimes collectively called "Grantee")

WITNESSETH

THAT the Grantor, for love and affection, the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the Grantee and his heirs, successors and assigns, in fee simple, subject to a retained life estate by each of the Grantors and subject to the testamentary special power of appointment described below, all of Grantor's interest in that certain tract or parcel of land situated in Neill's Creek Township, Harnett County, North Carolina, and more particularly described as follows

TRACT I: BEGINNING at the northwest corner of the property bought from C. B. Denning and wife, by Dr. B. P. Marshbanks, Jr. and wife, said corner being in the center of Old U. S. Highway No. 421, and runs as the northern line of said property North 65 deg. 44 min. East 270.1 feet to a stake in said line; thence South 37 deg. 25 min. East 116.2 feet to a stake, northeast corner of the C. B. Denning house tract sold to W. M. Langdon; thence as the line of said house tract South 54 deg. 12 min. West 341 feet to a corner in the center of old U. S. Highway No. 421, near the point where said old highway intersects new U. S. Highway No. 421, said corner also being the northwest corner of house tract; thence as the said highway North 16 deg. 41 min. West 71.4 feet and North 9 deg. 56 min. West 113 feet to the point of beginning, containing 1.06 acres more or less, including highway right-of-way; .98 acres, more or less, excluding highway right-of-way.

TRACT II: BEGINNING at the northeast corner of the above described tract and runs as the northern line of the above described tract South 65 deg. 44 min. West 270.1 feet to a corner in the center of old U. S. Highway No. 421, the northwest corner of the above described tract; thence as the center of said highway North 9 deg. 56 min. West 15.6 feet to a corner; thence a straight line to the beginning corner and being a triangular lot of land.

These Tracts are the same properties conveyed to Grantor in Deed dated February 11, 1966 and recorded at Deed Book 485 Page 61, Harnett County Registry.

The Grantor reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of the Grantor's issue, in such proportions, outright or upon such trusts, terms and conditions as the Grantor may specify in Grantor's last Will or a Codicil thereto making specific reference hereto. The Grantor does not retain the power to appoint any property hereunder to himself/herself, to his/her creditors, to his/her estate or to the creditors of his/her estate. Failure to record notice of any such exercise of this power in the office of the Harnett County Register of Deeds within ninety (90) days after the Grantor's death shall be conclusively treated as a

default in the exercise of this power. A release of this power, in whole or in part, shall be effective when recorded in the office of the Register of Deeds of Harnett County, North Carolina. Any exercise or release of the foregoing power may be made by the Grantor's attorney-in-fact acting under a durable power of attorney.

Grantor and Grantee hereby acknowledge that they have been informed that Grantor must file North Carolina and federal gift tax returns for the tax year 2007.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to Grantor's retained life estate and the above-described testamentary special power of appointment.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that the Grantor has the right to convey the same in fee simple, that title is marketable and free and clear from 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:

1. Grantee takes all of Grantor's interest in the above-described property subject to

- a. Easements,
- b. Rights of way,
- c. Restrictions of record, if any,
- d. Grantor's retained life estate,
- e. The above-described testamentary special power of appointment, and
- f. City/County ad valorem tax for 2007.

2. Grantee and grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Brantley R. Blanchard (SEAL)
Brantley R. Blanchard

Nora C. Blanchard (SEAL)
Nora C. Blanchard

NORTH CAROLINA,
HARNETT COUNTY

I, a Notary Public for aforesaid County and State, on this 8th day of June, 2007, the said named **Brantley R. Blanchard and wife, Nora C. Blanchard**, personally appeared before me and known to me to be the persons described in and who executed the foregoing instrument and they acknowledged that or they executed the same, and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

Witness my hand and official seal this 8th day of June, 2007.



Sarah L. Nichols (SEAL)
Notary Public

SARAH L. NICHOLS
Notary's Printed or Typed Name

My Commission Expires 11-24-2009



11-0660-0120

4-19-10 BY SCLP

INSTRUMENT # 2010004879

SPECIAL-WARRANTY DEED

5

Description

All that certain tract or parcel of land situated, lying and being in Neill's Creek Township, Harnett County, N.C., being lot 90A according to that certain survey and map made by Russell D. Boseman, C.E., on the 3rd day of December 1937, and duly recorded in the Office of Register of Deeds of Harnett County, N.C., Map Book 4, at Page 70, to which map reference is hereby made for a more complete and adequate description.

Less and except that certain lot containing 0.17 acres, more or less, conveyed by Lyman A. McLeod and wife to Bruce B. Blackmon, Sr. and wife, by deed dated December 21, 1967, recorded in Book 501, Page, 202, Harnett County Registry; that certain tract containing 0.13 acres more or less, conveyed by Lyman A. McLeod and wife to L.M. Edgerton by deed dated December 21, 1967, recorded in Book 501, Page 200, Harnett County Registry; and utility easements of record.

The property hereinabove described is that property acquired by Grantor by instrument in Book 704, Pages 584-586, Harnett County Registry.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to Grantee, its successors and assigns, in fee simple. And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend title against the lawful claims of all persons claiming by, through, under or on account of Grantor except for those easements, rights-of-way, the ad valorem property taxes currently assessed, and other rights applicable to the property as appears of record in the Harnett County Public Registry.

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.

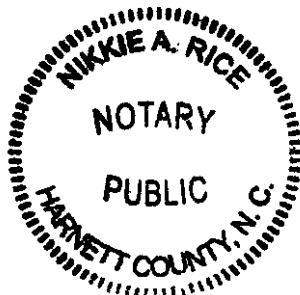
IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this the 30th day of March, 2009. ~~10th~~

Zoner A. Taylor (Seal)
ZONER A. TAYLOR

NORTH CAROLINA
~~HARNETT~~ COUNTY

I, Nikkie A. Rice, a Notary Public for Harnett County, North Carolina, do hereby certify that Zoner A. Taylor personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of March, 2009. ~~10th~~



Nikkie A. Rice
Notary's Signature

NIKKIE A. RICE
Notary's Printed Name

Nov. 28, 2011
My commission expires

This Deed Prepared by Reginald B. Kelly, Attorney at Law

11-0660-0138

9915354

Book 1374

Pages 0322-0324

FILED 3 PAGE(S)
HARNETT COUNTY NC
09/01/1999 3:12 PM
KIMBERLY S. HARGROVE
Register Of Deeds

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY
DEED

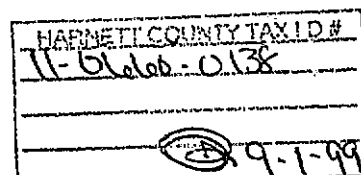
THIS WARRANTY DEED is made the 31st day of August, 1999, by and between WOMBLE RENTAL MANAGEMENT, INC., a corporation organized under the Laws of the State of North Carolina, Post Office Box 1376, Lillington, North Carolina 27546 (hereinafter referred to in the neuter singular as "the Grantor") and WOMBLE RENTAL MANAGEMENT ASSOCIATES, XIV, Post Office Box 1376, Lillington, North Carolina 27546 (hereinafter referred to in the neuter singular as "the Grantee"):

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Neill's Creek Township of said County and State, and more particularly described as follows:

BEGINNING at a concrete monument in the Eastern margin of the right-of-way of U.S. Highway No. 421, a corner with L. A. McLeod, and runs with the Eastern margin of said right-of-way of U.S. Highway No. 421 North 35 deg. 47 min. West 566.30 feet to an iron pipe in the Eastern margin of said right-of-way, a new corner with J. L. Reardon; and thence a new line with J. L. Reardon North 66 deg. 44 min. East 154.38 feet to an iron pipe in the Western margin of Byrd Street, also a new corner with J. L. Reardon; and thence with the Western margin of Byrd Street South 23 deg. 28 min. West 140 feet to a concrete monument corner at the end of Byrd Street; and thence North 66 deg. 44 min. East 151.65 feet to an iron stake, a corner in the Robert Morgan line; and thence South 12 deg. 09 min. East passing the Northwest corner of the Carolina Power & Light Company lot 228.05 feet to a concrete monument, the Southwest corner of the Carolina Power and Light Company lot; and thence with the Southern line of said Carolina Power and Light Company lot North 78 deg. 20 min. East 209.33 feet to a concrete monument in the

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P.O. BOX 1118
LILLINGTON, NC 27546
910-893-8183
FAX: 910-893-5814



Western edge of the right-of-way of old U.S. Highway No. 421, said monument located 22.5 feet from the center of said highway right-of-way; and thence South 6 deg. 05 min. East 149.75 feet to a concrete monument, a corner near the Western margin of said highway right-of-way, said concrete monument being located 32 feet from the center of said highway right-of-way; and thence with the Northern line of L. A. McLeod tract South 66 deg. 00 min. West 300.25 feet to the point of BEGINNING, and containing 3 acres, more or less, according to a survey entitled "Property of J. Carlie Adams and John Kinton, Jr., Neill's Creek Township, Harnett County, North Carolina, just South of Buies Creek," dated March 20, 1967, and partly surveyed by J. Carl Rowland, RLS; said survey makes reference to a survey now on record in map Book 11, Page 73, Harnett County Registry.

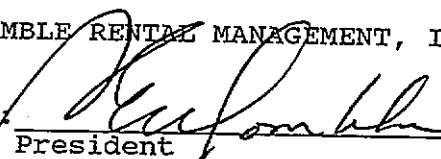
The above-described property is part of the lands described in Deed Book 356, Page 175, Harnett County Registry.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its successors and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its corporate name by its President and attested by its Secretary, and its corporate seal hereto affixed.

WOMBLE RENTAL MANAGEMENT, INC.

By: 

President



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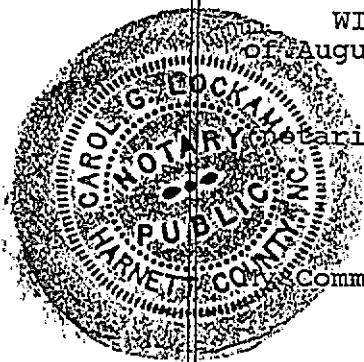
NORTH CAROLINA

CORPORATE ACKNOWLEDGMENT

COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that Ray A. Womble personally came before me this day and acknowledged that he is the Secretary of WOMBLE RENTAL MANAGEMENT, INC., 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 Ray Womble President, sealed with its corporate seal and attested by him as its Secretary.

WITNESS my hand and official stamp or seal this 31 day of August, 1999.



(Notarial seal)

Carol G. Lockamy
Notary Public

Commission Expires: 3-04-2003

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

The Certificate(s) of Carol G. Lockamy, Notary
of Harnett Co.
is/are certified to be correct.

This instrument was presented for registration and recorded at 3:12 o'clock P..m. on the 1st day of Sept., 1999, in Deed Book 1374 at Page 322-324.

Kimberly S. Hargrove
Register of Deeds

By: Elmira McLean
Deputy Register of Deeds

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