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6<sup>th</sup> Rev.  
18<sup>th</sup>

ROBESON COUNTY NC

*Ref.*

This instrument prepared by: Charles L. Hicks, Jr.  
Gordon, Horne and Hicks, P.A.  
609 Atkinson Street, P. O. Box 587  
Laurinburg, North Carolina 28353

09/30/96  
\$6.00



Real Estate  
Excise Tax

STATE OF NORTH CAROLINA  
COUNTY OF ROBESON

- WARRANTY DEED -

THIS DEED, made and entered into this the 11<sup>th</sup> day of September, 1996, by and between LEE HOWELL, INC, a North Carolina corporation with its principal office and place of business in Scotland County, North Carolina, party of the first part; to DONNIE CHAVIS and wife, CINDY B. CHAVIS, of the County of Robeson and State of North Carolina, whose mailing address is 7242 Johns Road, Maxton, 28364, parties of the second part;

WITNESSETH:

That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to it by the parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell, and convey unto the parties of the second part and their heirs and assigns those certain lots or parcels of land lying and being in Alfordsville Township, Robeson County, North Carolina, and more particularly described as follows:

FIRST TRACT:

Lying and being on the west side of, but not adjacent to, Midway Road (S.R. No. 1131) and BEGINNING at an iron stake, a corner of certain lands now or formerly owned by McNair Investment Co. (Donald McRae Place), which said iron stake is located North 68 degrees 06 minutes 14 seconds West 429.65 feet, thence South 82 degrees 50 minutes 40 seconds West 395.56 feet, thence North 05 degrees 32 minutes 15 seconds West 426.30 feet, thence North 27 degrees 39 minutes 40 seconds East 154.35 feet, thence North 31 degrees 15 minutes 04 seconds West 153.51 feet, and thence North 00 degrees 35 minutes 20 seconds West 239.62 feet from ~~BOOK~~ nail

located in the centerline of S.R. No. 1131, which said PK nail is located South 50 degrees 33 minutes 34 seconds West 4,297.06 feet from North Carolina Grid Station RAEMON AZ MK, South 50 degrees 52 minutes 45 seconds West 4,282.67 feet from a PK nail located at the point of intersection of the centerline of S.R. No. 1131 with the centerline of U. S. Highway 501, and North 18 degrees 18 minutes 52 seconds East 1,389.65 feet from a PK nail located at the point of intersection of the centerline of S.R. No. 1131 with the centerline of Townsenville Road (S.R. No. 1130); and running thence from said point and place of beginning North 08 degrees 22 minutes 55 seconds East 598.11 feet to an iron stake, a corner of certain other lands now or formerly owned by McNair Investment Co. (McRae Place - Main Tract); thence as and with the McNair line North 71 degrees 36 minutes 34 seconds East 344.73 feet to an iron stake; thence continuing as and with the McNair line South 21 degrees 57 minutes 53 seconds East passing over a #7 rebar at 79.76 feet for a total distance of 601.06 feet to an iron stake; thence continuing as the McNair line South 69 degrees 56 minutes 43 seconds West 342.58 feet to an iron stake; thence continuing as the McNair line South 85 degrees 23 minutes 28 seconds West 318.35 feet to the iron stake marking the point and place of BEGINNING, and containing 6.90 acres, more or less, as shown, located, and described upon a survey and plat thereof prepared by William G. Martin, Registered Land Surveyor, dated August 8, 1996, and entitled: "Property Survey for Donnie & Cindy B. Chavis," a copy of which is attached hereto and incorporated herein by reference for greater certainty of description.

SECOND TRACT:

The non-exclusive, perpetual right, privilege, and easement to construct, build, maintain, and utilize a roadway for ingress, egress, and regress to and from the above-described lot or parcel of land, said easement being appurtenant to and running with the above-described lot or parcel of land, by whomsoever owned, and being more particularly described as follows:

A sixty (60)-foot wide strip or parcel of land lying and being on the southern and then western side of and adjacent to the following described line (which line is the northernmost and then easternmost boundary of said easement): BEGINNING at a PK nail located in the centerline of S.R. No. 1131 (Midway Road), which said PK nail is located South 50 degrees 33 minutes 34 seconds West 4,297.06 feet from North Carolina Grid Station RAEMON AZ MK, South 50 degrees 52 minutes 45 seconds West 4,282.67 feet from a PK nail located at the point of intersection of the centerline of S.R. No. 1131 with the centerline of U. S. Highway 501, and North 18 degrees 18 minutes 52 seconds East 1,389.65 feet from a PK nail located at the point of intersection of the centerline of S.R. No. 1131 with the centerline of Townsenville Road (S.R. No. 1130); and running thence from said point and place of beginning North 68 degrees 06 minutes 14 seconds West 429.65 feet to a concrete

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monument; thence South 82 degrees 50 minutes 40 seconds West 395.56 feet to an iron stake; thence North 5 degrees 32 minutes 15 seconds West 426.30 feet to an iron stake; thence North 27 degrees 39 minutes 40 seconds East 154.35 feet to an iron stake; thence North 31 degrees 15 minutes 04 seconds West 153.51 feet to a point; thence North 00 degrees 35 minutes 20 seconds West 239.62 feet to an iron stake; thence North 08 degrees 22 minutes 55 seconds East 598.11 feet to the iron stake marking the point and place of ENDING, as shown, located, and described upon a survey and plat thereof prepared by William G. Martin, Registered Land Surveyor, dated August 8, 1996, and entitled: "Property Survey for Donnie & Cindy B. Chavis," a copy of which is attached hereto and incorporated herein by reference for greater certainty of description.

The above-described lots or parcels of land are a portion of that certain tract or parcel of land conveyed to Lee Howell, Inc. by Videos Unlimited, Inc. by deed dated September 6, 1994, and recorded in Book 843, at Page 893, of the Robeson County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereunto belonging to the parties of the second part and their heirs and assigns in fee simple forever.

This conveyance is made expressly subject to all easements, rights of way, and restrictive covenants of record, if any. This conveyance is exempt from Robeson County Subdivision Ordinance, Article V, Section 501(e).

By the acceptance of this deed the parties of the second part acknowledge and agree that they shall have full responsibility and liability for the construction and maintenance of the roadway easement conveyed to the parties of the second part herein and that the party of the first part shall have no obligation or liability with respect thereto.

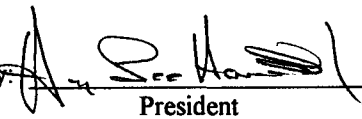
And the said party of the first part does covenant that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from all

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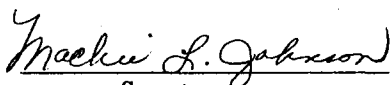
encumbrances, save and except the above-described easements, rights of way, and restrictive covenants of record, if any, and that it will forever warrant and defend the title hereby conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be signed in its corporate name by its President and attested by its Secretary and its corporate seal to be hereunto affixed, all by authority duly given on this the day and year first above written.

LEE HOWELL, INC.

By:   
President

ATTEST:

  
Secretary

(CORPORATE SEAL)



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STATE OF NORTH CAROLINA

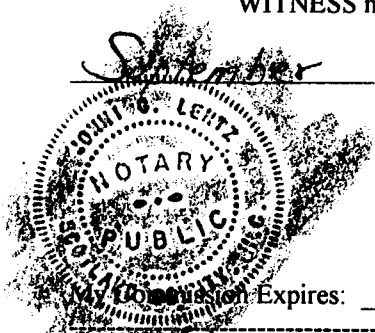
COUNTY OF SCOTLAND

I, Jonni G. Lentz, a Notary Public of Scotland

County, North Carolina, do hereby certify that MACKIE L. JOHNSON came before me this day, acknowledged that she is the Secretary of LEE HOWELL, INC., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by HARRY LEE HOWELL, JR., its President, sealed with its corporate seal, and attested by herself as its Secretary.

WITNESS my hand and Notarial Seal this the 12th day of

September, 1996.



Jonni G. Lentz  
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF ROBESON

The foregoing certificate of Jonni G. Lentz, a Notary Public of Scotland County, North Carolina, with the Notary's official seal thereto affixed, is certified to be correct.

This instrument recorded in the Robeson County Registry on the 30<sup>th</sup> day of Sept., 1996, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Book \_\_\_\_\_ at Page \_\_\_\_\_.

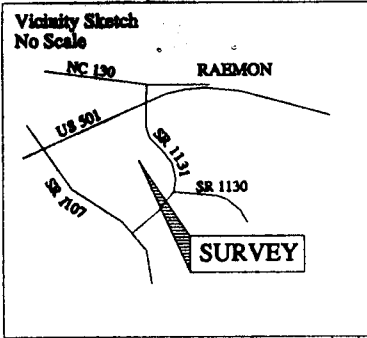
Joe B. Freeman Register of Deeds  
Mackie L. Johnson Robeson County, North Carolina  
BOOK 922 PAGE 0268

FILED  
JOE B. FREEMAN  
R OF D

SEP 30 1 35 PM '96

ROBESON COUNTY

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McNair Investment Co  
McRae Place - Main Tract  
DB 7-N P 446



Survey and plat by  
William G Martin, NCRLS  
P O Box 208  
Wadesboro, NC 28170  
704 - 694 - 5744

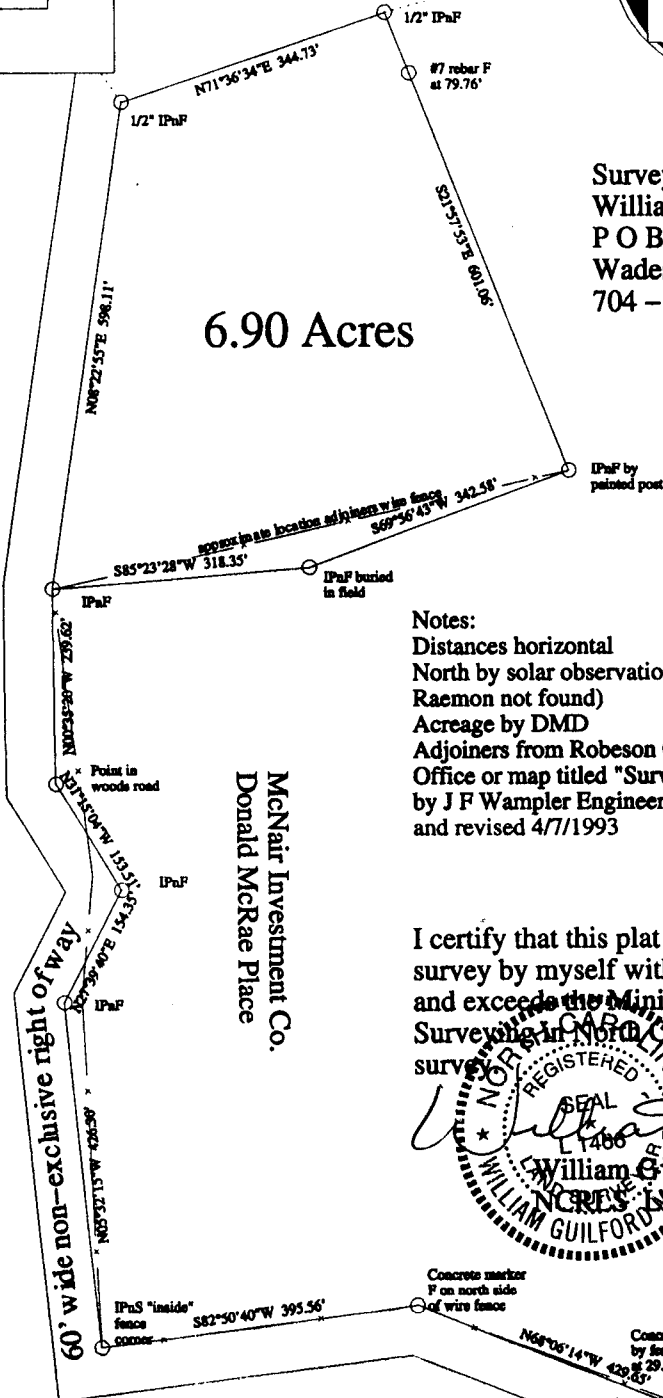
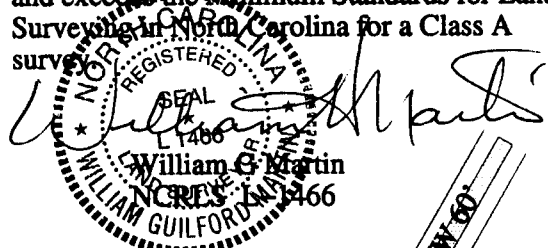
6.90 Acres

Lee Howell, Inc.

McNair Investment Co.  
Donald McRae Place

Notes:  
Distances horizontal  
North by solar observation (NC Grid Station  
Raemon not found)  
Acreage by DMD  
Adjoiners from Robeson County Tax  
Office or map titled "Survey for BAL-MC"  
by J F Wampler Engineering, Inc dated 3/29/1993  
and revised 4/7/1993

I certify that this plat is from an actual field  
survey by myself with a precision of 1/10,000+  
and exceeds the Minimum Standards for Land  
Surveying in North Carolina for a Class A  
survey.



Property Survey for  
**DONNIE & CINDY B. CHAVIS**

ALFORDSVILLE TWSP - ROBESON CO., NC

August 8, 1996 Scale: 1" = 200'

GRAPHIC SCALE

1" = 200'



Reference: Property from Lee Howell, Inc.,  
portion of Deed Book 843 Page 0893

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PAGE

0269

96372A  
B5 D57

5587

Nail found in centerline of  
Midway Road (SR # 1131 - 60'  
R/W) located S 50-33-34 W  
4297.05' from North Carolina  
Grid Station RAEMON AZ MK  
and S 50-32-45 W 4282.67'  
from a PK nail set in the  
centerline of SR # 1131 with the  
centerline of US Highway #  
501 and N 18-18-32 E 1389.65'  
from a PK nail set in the  
centerline of SR # 1131 with the  
centerline of Townsendville  
Road (SR # 1130)