

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED Mar 19, 2024
AT 11:27:15 am
BOOK 01135
START PAGE 0447
END PAGE 0449
INSTRUMENT # 00583
EXCISE TAX \$186.00
JBV

Revenue Stamps: \$186.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Tax Parcel ID No.: D4-60

Brief Description for Index: 31.33 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 18 day of March, 2024, by and between:

GRANTOR

Thomas Earl Williams Jr., unmarried
240 Lonesome Dove
Norlina, NC 27563

GRANTEE

The Land Duo, LLC
A North Carolina LLC
964 High House Rd. #3004
Cary, NC 27513

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, WARREN COUNTY, North Carolina, and more particularly described as:

See Attached "Exhibit A"

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

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 or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Name of Corporation or other entity

Thomas Earl Williams Jr. (seal)

By: _____

(seal)

Title: _____

(seal)

(seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]

STATE OF NC, COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Thomas Earl Williams Jr.

Date of Notarization: 3/18/24

[Signature]
Notary Public Signature

My commission expires: 2/13/26
(date)

<===== Print Notary Name Here



Notary
Stamp/Seal

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____
(date)

<===== Print Notary Name Here

Notary
Stamp/Seal

Exhibit A

BEGINNING at a stone, G. H. White's corner in L. B. William's line thence running Northwardly along said L. B. Williams line to a stone, corner with the lands of the estate of Nathan Gales, deceased; thence Eastwardly along said Gales line to Malone's Creek; thence Southwardly along and up the run of the creek to a stone, John H. White's corner; thence Westwardly along said White's line to a stone, L. B. William's line, the place of beginning, containing thirty-seven and one-half (37 ½) acres, more or less.

LESS AND EXCEPTING THEREFROM:

BEGINNING at an iron spike in the western half of Warren County Secondary Road No. 1230, said iron spike being located North 02 deg. 22' 03" West 3113.56 feet from an iron spike in the center line of S.R. No. 1230 at its intersection with the center line of S.R. No. 1231; from the place of beginning run parallel with the center line of S.R. No. 1231 North 02 deg. 04' 40" West 314.99 feet to another iron spike in the western half of S.R. No. 1230, new corner for the lands of Azzie Collier (See Deed Book 132, page 334); thence along new lines and to new corners for the lands of Azzie Collier North 88 deg. 58' 27" East 716.82 feet (passing an iron stake 25.26 feet from the beginning of this course) to an iron stake, South 01 deg. 42' 09" East 314.96 feet to an iron stake and South 88 deg. 58' 27" West 714.75 feet (passing an iron stake 23.19 feet from the terminus of this course) to the place of beginning, containing 5.175 acres according to survey and plat prepared by Harry M. Williams, III, R.L.S., dated September 20, 2001.