

2022001482ANSON COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$390.00PRESENTED & RECORDED
06/23/2022 03:09:56 PMGREG L EUDY
REGISTER OF DEEDS
BY: GREG L EUDY

ROD

BK: LD 1297

PG: 256 - 258

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$390.00

Parcel Identifier No. 6479-13-12-2612 Verified by ___ County on the ___ day of ___, 20___

By: _____

Mail/Box to: _____

This instrument was prepared by: Mark T. Lowe, Attorney at Law, PO Box 1039, Wadesboro, NC 28170, WITHOUT BENEFIT OF TITLE SEARCH Delinquent taxes, if any, to be paid by Robert D. Palmer, PLLC, the closing attorney, to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 27.2+/- acres, Grassy Island Road, Ansonville, NCTHIS DEED made this 21st day of June, 2022, by and between

GRANTOR

N. W. "SONNY" BEACHUM, INC., A North Carolina Corporation
Post Office Box 1039
Wadesboro, NC 28170

GRANTEE

GRASSY ISLAND ROAD, LLC, A North Carolina Limited Liability Company
559 Stratfordshire Drive
Matthews, NC 28105

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 the City of _____, Ansonville Township, Anson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 235, page 239.

A map showing the above described property is recorded in _____.

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.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

Submitted electronically by "Robert D. Palmer, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Anson County. NCGS 47-14(a1)(5).

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

N.W. "SONNY" BEACHUM, INC., A NORTH CAROLINA CORPORATION _____ (SEAL)

(Entity Name)

By: [Signature]
MARK T. LOWE
Title: President

_____ (SEAL)

By: _____

_____ (SEAL)

Title:

By: _____

_____ (SEAL)

Title:

SEAL-STAMP State of North Carolina – County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

SEAL-STAMP State of North Carolina - County of Anson
I, the undersigned Notary Public of the County and State aforesaid, certify that MARK T. LOWE personally came before me this day and acknowledged that he is the PRESIDENT of N. W. "SONNY" BEACHUM, INC., a North Carolina Corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21st day of June, 2022.

My Commission Expires:
2/11/2023

[Signature]
Notary Public Allison C Austin

SEAL-STAMP State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Legal Description for: Grassy Island Road, LLC A North Carolina Limited Liability Company
Grassy Island Road, Ansonville Tax ID No: 6479-13-12-2612

All that remaining approximate 28.71 acres of that certain tract of land containing 34.74 acres, more or less, located in Ansonville Township, Anson County, North Carolina, located on Grassland Road. Said tract of land is particularly described according to a plat prepared by T. C. Dove and S. R. McBride, Registered Surveyors, in March, 1939, recorded at Plat Book 3, Page 42, entitled "Map of T.C. Robinson Estate" and described in whole or in part, as follows:

BEGINNING at an iron pin in the Grassland Road at the corner of the Colored Methodist Church lot and runs thence with said lot, N. [48] E. 6.32 chains to a stake; thence S. 42 E. 4.78 chains to a stake in the Threadgill Estate line, now or formerly; thence with said line, N. 48 ½ E. [8].07 chains to a rock, Pearl Colson's corner, now or formerly; thence with her line, N. 41-50 W. 26.45 chains to a rock, Erie Tyson's corner, now or formerly; thence with his line S. 47 W. 14.50 chains to a stake; thence S. 42 E. 21.32 chains to the point of BEGINNING.

The foregoing metes and bounds are taken from a plat and survey of the T. C. Robinson estate lands, made by T. C. Dove and S. R. McBride, surveyors, in March, 1939, which said plat is duly recorded in the Office of the Register of Deeds for Anson County, North Carolina, in Plat Book 3, at Page 42, to which reference is hereby made and the same is hereby made a part hereof for a more complete description of said tract or parcel of land.

LESS, SAVE AND EXCEPT from the above described 34.74 acres, the following:

1. All that approximate two acres conveyed to Delman Ingram as shown by that deed recorded on September 9, 1974 at Deed Book 183, Page 33, Anson County Registry;
2. All that approximate 1.02 acres conveyed to Faith of Zion Church as shown by that deed recorded on February 7, 1984 at Deed Book 208, Page 139, Anson County Registry; and
3. All that approximate 1.02 acres conveyed to Treamenda S. Caple and Marshall Caple, Jr., as shown by that deed recorded on February 7, 1984 at Deed Book 208, Page 141, Anson County Registry.
4. All that portion of land conveyed to Town of Ansonville by that easement recorded at Deed Book 326, Page 51, if any.