

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Nov 10, 2021
AT	10:44:09 am
BOOK	01092
START PAGE	0577
END PAGE	0579
INSTRUMENT #	03799
EXCISE TAX	(None)
WRJ	

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY: Warren, Shackleford & Thomas, P.L.L.C.,
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: A2A-2 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 21st day of September, 2021 by and between:

GRANTOR: **LYNDA B. OWENS**

GRANTEE: **LYNDA B. OWENS, as Trustee or her successors in trust under the Lynda B. Owens Revocable Living Trust Dated September 16, 2021, and any amendments or restatements thereto**
23 Cardinal Lane, Okatie, SC 29909

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF WARREN

SEE ATTACHED EXHIBIT "A"

The above property was acquired by Grantor by instrument recorded in Book 575, Page 93.

All or a portion of the property herein conveyed _ includes or _ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

1. Subject to Easements and Restrictions of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Lynda B. Owens (SEAL)
Lynda B. Owens

STATE OF NC, COUNTY OF Wake

I, James S. Warren, a Notary Public for the County of Wake and State of NC, certify that **Lynda B. Owens** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the _____ day of September, 2021.

My Commission Expires: 10-3-2025

James S. Warren
Notary Public

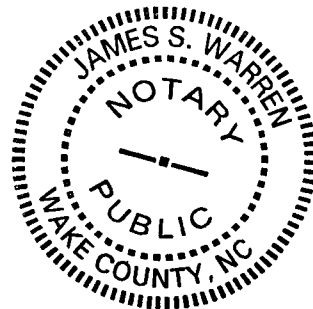


EXHIBIT "A"

TRACT NO. 1: Begin at Station 12 as shown on United States Government Tract Map No. I-829; run thence along the northern boundary of said government line South 75 deg. 04' 20" East 124.62 feet to a stake at the intersection of United States Government property line; thence along the eastern boundary of Lot A (a new line) North 24 deg. 57' 40" East 215.75 feet to a stake at the intersection of new southern boundary line of Mary Read and J. A. Kimball heirs; thence along said new southern boundary line of Mary Read and J. A. Kimball heirs South 80 deg. 09' 33" W. 80 feet to a stake at the intersection of United States Government property line; thence along the eastern boundary of said government line South 41 deg. 39' 18" West 200 feet to the point of beginning, containing 18,269 square feet or 0.4194 acres. Error of closure: 0.45. The same being Lot A as the same appears on plat and survey of W. Sturges Collins, surveyor, May 30, 1959, said map is recorded in the office of the Register of Deeds of Warren County; and being the identical land conveyed by Thilbert H. Pearce et ux to Paul K. Brixhoff et ux by deed dated June 23, 1965 and recorded in the office of the Register of Deeds of Warren County, North Carolina, in Book 222, page 33.

Together with a right of way, to be used in common with others, extending 20 feet in width along the northern boundaries of Lots A to F, inclusive, and along the line of Belle D. Thomas to the State Road.

TRACT NO. 2: All that tract of land, being a part of Government Acquisition Tract I-829, situate in Nutbush Township, Warren County, North Carolina, being bound now or formerly on the North by land of Paul Brixhoff; East, South and West by land of the United States of America, and being more particularly described as follows: BEGINNING at an iron pipe on the property line between the land of Paul Brixhoff and the United States of America located S. 75 deg. 04' 20" E. 37.30 feet from an iron pipe being corner number 12 of Government Acquisition Tract No. I-829; thence from said point of beginning with the land of Paul Brixhoff S. 75 deg. 04' 20" E. 27.30 feet to an iron pipe; thence leaving the land of Paul Brixhoff and along new lines through the land of the United States of America S. 35 deg. 11' W. 8.97 feet to an iron pipe and N. 55 deg. 53' W. 25.62 feet to the point of beginning and containing 0.01 acre, more or less, all of which lies above elevation 320 feet.

The bearings and distances used in the description of Tract No. 2 above are based on the North Carolina Plane Coordinate System.

Tract No. 2 above described is the identical land conveyed by United States of America, acting by and through the Secretary of the Army, under and pursuant to the Federal Property and Administrative Services Act of 1949 as amended and the delegation of authority to the Secretary of Defense from the Administrator of General Services Administration and the redelegation of authority from the Secretary of Defense to the Secretary of the Army, to Paul K. Brixhoff by deed dated May 7, 1980 and recorded in said Registry in Book 339, page 150.

The parties of the first part also convey all of their right, title, interest and estate in and to a certain road as the same appears by reference to a plat prepared by W. Sturges Collins, RLS, dated July 19, 1968, recorded in said Registry in Plat Book 9, page 77, described as follows: A certain strip of land 20 feet in width, lying 10 feet on either side of a center line as follows: BEGINNING at a point 30 feet from the center of County Road #1204, which point is 10 feet Southeasterly from C. E. Mitchell's corner on said road and 10 feet northwestwardly from Thomas' corner; thence S. 2 deg. 30' W. 290 feet, S. 25 deg. W. 50 feet, S. 68 deg. 30' W. 50 feet, S. 85 deg. 45' W. 214 feet; thence continuing parallel with the line of George Willis Shearin et ux to the limit of his boundary line. For reference, see deed from Ruth M. Kimball to Garland L. Midyette et al dated July 22, 1969 and recorded in said Registry in Book 236, page 525.