

**2025006102**

COLUMBUS CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$135.00

PRESENTED & RECORDED:
 12-18-2025 03:34:08 PM

KANDANCE H. BULLOCK
 REGISTER OF DEEDS

BY: KANDANCE H BULLOCK
 REGISTER

BK: RB 1395**PG: 308-310****EXCISE TAX: \$135.00****RECORDING TIME, BOOK AND PAGE**

PREPARED BY: T. SCOTT SESSIONS, ATTORNEY AT LAW; THE MCGOUGAN LAW FIRM; ATTORNEYS; 130 JEFFERSON STREET, WHITEVILLE, NORTH CAROLINA 28472.

Unless otherwise shown by the attorney's written opinion of title, the attorney preparing this instrument has not conducted any title examination as to the property referenced herein. As a general rule, any document affecting title to real property should be recorded immediately to preserve priority. A Deed Of Gift not recorded within two years of its making becomes void. Questions regarding recording should be discussed with an attorney, particularly if this instrument is not to be recorded immediately upon closing.

This instrument prepared by: T. Scott Sessions, 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.

TAX INFORMATION: PARCEL NUMBER 079961

**STATE OF NORTH CAROLINA
 COUNTY OF COLUMBUS**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this the 16th day of December, 2025, by **JOHNNY FOSTER and wife, CARLA MARIE FOSTER**, of 814 McDowell Country Trail, Lot 21, Asheboro, North Carolina 27203, whether one or more, party of the first part, to **DANIEL OBRIEN**, of 830 Revbold Drive, New Castle, Delaware 19720-4617, whether one or more, party of the second part. The designation party of the first part and party of the second part 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 said party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable considerations to it paid by said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does grant, bargain, sell, and convey unto said party of the second part, its heirs and assigns, all right, title, and interest in and to that certain tract or parcel of land located in Bogue Township, Columbus County, North Carolina, and being more particularly described as follows:

Lying and being in Bogue Township, Columbus County, North Carolina, and being more particularly described as follows:

BEGINNING at an old PK Nail set in the centerline of S.R. Highway 1714, said PK Nail being located in the Southeast corner of B.E. Benson, Jr. Properties, Ltd. (Deed Book 821, Page 529), (said PK Nail being set in the line of the center of the roadway and being located at a point North 61 degrees 00 minutes 04 seconds West 7.61 feet from an old PK Nail in the tie line which is located North 60 degrees 29 minutes 59 seconds West 97.77 feet from another old nail set in the tie line); **THENCE** North 20 degrees 09 minutes 56 seconds East 50.50 feet to an Iron Pin Set in the edge of the right of way of S.R. 1714 "Old Wilmington Road", the **POINT OR PLACE OF BEGINNING**; thence North 60 degrees 33 minutes 41 seconds West 13.33 feet to an old nail; thence with a new line North 00 degrees 53 minutes 23 seconds West 210.09 feet to an old iron; thence North 61 degrees 05 minutes 17 seconds West 209.58 feet to an old iron in the boundary line with B.E. Benson, Jr. Properties (Deed Book 542, Page 136 as shown in Plat Book 60, Page 33; thence with the common line with B.E. Benson, Jr. Properties (Deed Book 542, Page 136) North 00 degrees 56 minutes 11 seconds West 382.02 feet to an old light wood stake South 70 degrees 30 minutes 13 seconds East 433.35 feet to an iron pin set; thence South 20 degrees 09 minutes 56 seconds West 591.80 feet to an iron pin set which is the **POINT OR PLACE OF BEGINNING**.

ALSO CONVEYED IS THE RIGHT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT of 20 feet in width from and along the common boundary line with B.E. Benson, Jr. Properties, Ltd. (Deed Book 821, Page 559) for access for ingress, egress, and regress and for the placement of electric, water and sewer utilities for the subject property.

See Deed Book 1011, Page 568 for conveyance to Kayla Marie McDuffie (Pickett).

This being the same property conveyed by Trustee's Deed to Vanderbilt Mortgage and Finance, Inc., dated January 28, 2020, recorded in Book 1225, Page 920, Columbus County Registry.

Being the same property conveyed from Vanderbilt Mortgage and Finance, Inc., to Paul Shoop and wife, Karen Shoop, by Deed dated the 17th day of July, 2020, and recorded in Book 1232 at Page 550, Columbus County Registry.

Being the same property conveyed from Paul Shoop and wife, Karen Shoop, to Johnny Foster, by Deed dated the 10th day of June, 2024, and recorded in Book 1350 at Page 532, Columbus County Registry.


The subject property [] does [X] does not include the primary residence of a grantor (NCGS Section 105-317.2).

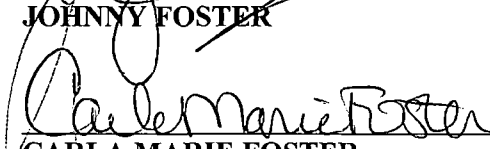
TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the party of the second part in fee simple.

AND the party of the first part, as Grantor, covenants with the party of the second part, as Grantee, that the party of the first part is seized of the premises in fee simple, has the right to convey the

same in fee simple, that the title is marketable and free and clear of all encumbrances, and that the party of the first part will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.


 _____ (SEAL)
 JOHNNY FOSTER


 _____ (SEAL)
 CARLA MARIE FOSTER

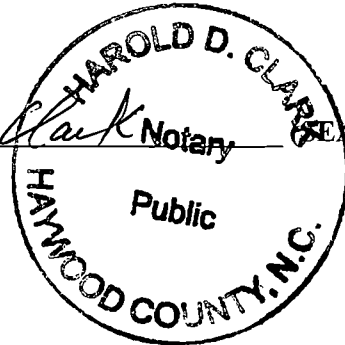
STATE OF NORTH CAROLINA
COUNTY OF COLUMBUS

I, Harold D. Clark, Notary Public of the county and state aforesaid, do hereby certify that **JOHNNY FOSTER and wife, CARLA MARIE FOSTER**, personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes herein set forth.

WITNESS my hand and official notarial seal or stamp, this the 16th day of December, 2025.

(SEAL)


 _____ Notary (SEAL)
 NOTARY PUBLIC



My commission expires: 10/24/2029

STATE OF NORTH CAROLINA
COUNTY OF COLUMBUS

The foregoing, or annexed, certificate of Harold D Clark, Notary Public, has been verified to have a signature, seal or stamp, and an expiration date. This instrument and certificate are duly registered at the date and time and in the book and page shown on the first page thereof.

Ret to: Jooh



 REGISTER OF DEEDS

By: _____
~~Assistant/Deputy~~