

particularly described on the aforementioned map recorded in Deed Book 533, Page 498, Columbus County Registry, and with that said map being incorporated herewith by reference for further certainty of the location and description of the 20 feet wide non-exclusive right-of-way easement.

For chain of title to the above-described tract, reference is made to Deed recorded in RB 1287, Page 110, Columbus County Registry, in favor of Joaquim Morais.

For further chain of title see Deed recorded November 29, 2021 in RB 1275, Page 29, Columbus County Registry, in favor of Marlin Dwayne Buchanan, Jr. and Tess Leitner. See also Deeds recorded in RB 1252, Page 825, and Deed Book 533, Page 496, Columbus County Registry.

The Columbus County Tax Office identifies the above-described tract as being property # 82323 and as being located at 12021 Swamp Fox Highway East, Tabor City, NC 28463.

The above-described tract does not contain the primary dwelling of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in RB 1287, Page 110, Columbus County Registry

A map showing the above-described property is recorded in Plat Book 113, page 60.

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.

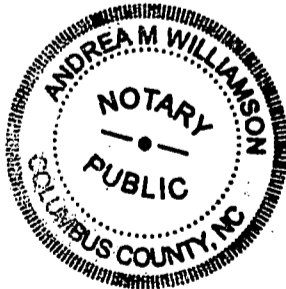
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to property tax as assessed by the Columbus County Tax Administration.
- 2. Valid and enforceable easements as may appear in the chain of title.

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, the day and year first above written.

 (SEAL)
JOAQUIM MORAIS, Unmarried

SEAL-STAMP



NORTH CAROLINA, Columbus County.

I, Andrea M. Williamson, a Notary Public of the County and State aforesaid, certify that Joaquim Morais, Unmarried Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this the 27th day of July, 2023.

 (SEAL)

My Commission Expires: July 22, 2025

NORTH CAROLINA
COLUMBUS COUNTY

The foregoing or annexed certificate of Andrea M. Williamson, a Notary Public has been verified to have a Signature, seal or stamp and an expiration date. This instrument and this certificate are duly registered at the Date and time and in the book and page shown on the first page hereof.

Kandance H Bullock Register of Deeds for Columbus County

BY: Regina Marcelino /Deputy Register of Deeds

Ret to: Andrea