



2020003590

COLUMBUS CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$88.00

PRESENTED & RECORDED:
08-11-2020 09:20:21 AM

KANDANCE H. BULLOCK

REGISTER OF DEEDS
DEPUTY

BK: RE 1233

PG: 797-799

Excise Tax \$ 88.00

Recording Time, Book and Page

Tax Lot No./Property No.: Property 11889
Parcel Identifier No. _____

TAX INFORMATION RECEIVED
TAX SUPERVISOR
BY: 8-11-2020 KB

Mail after recording to Watts on 5th, LLC
19 Cattle Run Lane, Carolina Shores, NC 28467

This instrument was prepared by Wright, Worley, Pope, Ekster & Moss, P.L.L.C. Attorneys at Law
P.O. Box 457, Tabor City, N.C. 28463 (CCR/T-4373)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of August, 2020, by and between

GRANTOR

GRANTEE

**TRIMAX PROPERTIES, LLC; a
North Carolina Limited Liability
Company**

**WATTS ON 5TH, LLC; a North
Carolina Limited Liability Company**

**209 North Lewis Street
Tabor City, NC 28463**

**19 Cattle Run Lane
Carolina Shores, NC 28467**

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 South Williams Township, Columbus County, North Carolina and more particularly described as follows:

Tract # 1

Being Lot 26 of Block A as said lot is described on a map of West Tabor, dated 16 September, 1949, prepared by W. W. Baker and recorded September 16, 1949 at 1:00 p.m. in Map Book 4, page 23, Columbus County Registry, with that said map being incorporated herewith by reference for further certainty of the description of Lot 26 of Block A.

The map indicates that Lot 26 has frontage of 26 feet on the north edge of the margin of West Fifth Street and extends to a depth of 110 feet.

The Columbus County Tax Office identifies the property as being property 11889.

*NO TITLE EXAMINATION HAS BEEN MADE UNLESS CERTIFICATION STATING OTHERWISE.
The seller(s) further acknowledge the information required for IRS Form 1099 has been correctly stated to the Law Firm of Wright, Worley, Pope, Ekster & Moss, P.L.L.C.*

Tract # 2

Being a tract of 165 square feet with the beginning corner being at the southeast corner of Lot 26 described as part of block A of the map of West Tabor, recorded in Plat Book 4, page 23, Columbus County Registry, thence with the eastern line of Lot 26, 110 feet to the northeast corner of Lot 26; thence about East 3 feet; thence along a brick wall (not now in existence) an agreed line to the beginning. With this description being tract 3 in Deed from R.B. Mallard and wife, Lula McGougan Mallard to William H. Shelley, Jr. recorded in Deed Book 239, page 473, CCR and being the third tract in a deed dated December 31, 1956 by Foy D. Fowler, et ux, et als, to William H. Shelley and Raymond B. Mallard, recorded in Deed Book 211,, page 262, Columbus County Registry.

The Columbus County Tax Office identifies the property as being property 11889.

For chain of title as to the two above-described tracts see Deed recorded April 12, 2016 at 3:32 pm in RB 1129, PG 68-70, Columbus County Registry, in favor of Trimax Properties, LLC. For further chain of title see RB 1064, PG 64, Columbus County Registry, and RB 861, PG 460, Columbus County Registry.

IT IS THE INTENT AND DESIRE of Grantee that the above-described Tract #1 and Tract #2 remain combined as one property number and tax listing with the Columbus County Tax Office and Town of Tabor City.

The property hereinabove described was acquired by Grantor by instrument recorded in RB 1129, PG 68-70, CCR

A map showing the above-described property is recorded in Plat Book 4, page 23.

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 and Town of Tabor City.
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.

TRIMAX PROPERTIES, LLC

BY: Gordon Trent Burroughs (SEAL)
GORDON TRENT BURROUGHS, Member-Manager

SEAL-STAMP



NORTH CAROLINA, Columbus County.

I, Linda Dee Stanley, a Notary Public of the County and State aforesaid, certify that Gordon Trent Burroughs, Member-Manager of Trimax Properties, LLC 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 6th day of August, 2020.

Linda Dee Stanley (SEAL)
My Commission Expires: 04-08-2022

NORTH CAROLINA
COLUMBUS COUNTY

The foregoing or annexed certificate of Linda Dee Stanley, 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.

Kandace H Bullock Register of Deeds for Columbus County

BY: Ruegera K Maucellin Deputy Register of Deeds

Ret to: Chois

