

BK **1786** PG **30-32**

This instrument prepared by: Andrew G. Williamson, Jr., 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.

Prepared by: WILLIAMSON DEAN, L.L.P.

Post Office Box 1627, Laurinburg, North Carolina 28353

The Preparer is informed that the property conveyed does not include the primary residence of the Grantor.

NO TITLE SEARCH PERFORMED

STATE OF NORTH CAROLINA

Tax ID #: 010222 05012,
020307 02012, 020307 03016,
010073 08014

COUNTY OF SCOTLAND

Excise Tax: \$0.00

THIS DEED, made and entered into this the 12 day of March, 2024, by and between **CHARLES F. NORRIS**, widowed and unmarried, whose address is 19740 Ida Mill Road, Laurel Hill, North Carolina 28351, party of the first part; to **SHARON NORRIS BALDWIN**, whose address is P.O. Box 312, Laurel Hill, North Carolina 28351, party of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to him paid, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does bargain, sell, and convey unto the said party of the second part, her heirs and assigns all

that certain tracts or parcels of land lying and being in Laurel Hill Township, Scotland County, North Carolina, and being more particularly described as follows:

TRACT 1: (12981 Todd Circle, Laurinburg, North Carolina) (Tax ID No.: 010222 05012)

Located in Stewartsville Township, Scotland County, North Carolina.

Being all of Lot 12, Block "E" in a subdivision known as Montclair Section I according to a plat of same duly recorded in Book of Plats 6 at Page 73, Scotland County Registry, North Carolina.

TRACT 2: (17100 Barnes Drive, Laurinburg, North Carolina) (Tax ID No.: 020307 02012)

All those certain lots or parcels of land lying and being in Laurel Hill Township, Scotland County, North Carolina, and being more particularly described as follows:

Being all of Lots 44-45 and 46 Block B of the subdivision known as "HOME-MONT", a subdivision located north of the City of Laurinburg, North Carolina, and being according to a survey and plat made by Hal T. Siler, Surveyor, and recorded in the Scotland County Registry, to which plat is hereby made for greater certainty of description.

TRACT 3: (17741 Lee's Mill Road, Laurinburg, North Carolina) (Tax ID No.: 020307 03016)

Lying and being in Laurel Hill Township, Scotland County, North Carolina, and more particularly described as follows:

Being Lots Nos. Seventy-Four (74), Seventy-Five (75), Seventy-Six (76), Seventy-Seven (77), and Seventy-Nine (79) in Block C, as shown located and described on map of Home Mont Subdivision as surveyed by Hal T. Siler, Surveyor, and duly filed and recorded in Book of Maps No. 5 at Page 1, Scotland County Registry.

TRACT 4: (514 & 516 First Street, Laurinburg, North Carolina) (Tax ID No.: 010073 08013) (Tax ID No.: 010073 08014)

In Stewartsville Township, Scotland County, North Carolina

First Parcel: The whole of that certain lot of land shown and designated as Lot No. 516, on a plat of McNair Investment Company's Sallie Bizzell Lots, made by W.E. Mathews, Civil Engineer, dated November 20, 1936, and duly filed in the Office of the Register of Deeds of Scotland County, North Carolina, in Plat Book No. 2 at page 54,

lying on the east side of First Street as shown on said map and having a frontage of 47.2 feet on First Street and running back between parallel lines a depth of 155.5 feet.

Second Parcel: One (1) Lot No. 514, First Street, said lot fronting 47.2 feet on the east side of said street and running back between parallel lines a depth of 155.5 feet, as shown on a plat of land known as McNair Investment Company's Sallie Bizzell Lots, as surveyed and platted by W.E. Matthews, Registered Engineer, dated November 20, 1936 and filed in Scotland County Registry, Plat Book No. 2 at Page 54, reference to which is hereby made for a more complete description and identification.

The above described tracts or parcels of land are those same parcels conveyed by First Bank, a North Carolina Banking Corporation, to Charles F. Norris and wife, Judith I. Norris by deed dated September 29, 2008, which deed is recorded in Book 1204, Page 49, Scotland County Registry. Judith I. Norris died on December 15, 2008, and Charles F. Norris became the sole owner of said property as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tracts or parcels of land and all privileges and appurtenances thereunto belonging to her, the said party of the second part and her heirs and assigns in fee simple.

And the said party of the first part does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his hand and seal on this the day and year first above written.

Charles F. Norris

CHARLES F. NORRIS

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Jane A Heller, a Notary Public of the State and County aforesaid, do hereby certify that **Charles F. Norris** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for all intents and purposes therein contained.

WITNESS my hand and Notarial Seal this 12 day of March, 2024.

Jane A Heller

Notary Public

My Commission Expires: 5-19-26

