

The attorney preparing this instrument  
Has made no record search or title examination  
As to the property herein described, unless the  
same is shown by his written and signed certificate.

Excise: \$ 0.00  
Parcel No.: 2383-92-1739-0000

✓ Mail after recording to Moore & Kenan Attorneys at Law, P.O. Box 957, Burgaw, NC 28425  
This instrument was prepared by Robert C. Kenan, Jr., a North Carolina licensed attorney. When applicable, delinquent taxes are to be paid by the closing attorney to the county's tax collector upon disbursement of closing proceeds.

Brief Description: ON NC 11 & 1324 & 1319

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of March, 2020, by and between

GRANTOR	GRANTEE
ROBBINS NURSERY, INC	WILFRED LEE ROBBINS 104 North Cowan Street Burgaw, NC 28425

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 lots or parcel of land situated in Union Township, Pender County, North Carolina and more particularly described as follows:

All those four contiguous tracts of land located within an area developed by the Government known as Penderlea Homesteads in Union Township, Pender County, North Carolina; bounded and described as follows:

6

TRACT NO. 1

BEGINNING at the point of intersection of the centerline of Pender Road with the centerline of Crooked Run Road; thence along the centerline of Pender Road North 58 degrees 45 minutes East 252 feet to the beginning of the tract hereinafter described; thence continuing along the centerline of Pender Road North 58 degrees 45 minutes East 205.10 feet; thence leaving the centerline of Pender Road and running South 31 degrees 11 minutes East 1,154.22 feet; thence North 64 degrees 54 minutes East 975.20 feet; thence South 02 degrees 09 minutes West 993.20 feet; thence South 73 degrees 40 minutes West 639.50 feet; thence South 78 degrees 26 minutes West 633.80 feet to the centerline of Crooked Run Road; thence along the centerline of Crooked Run Road North 15 degrees 22 minutes West 208.30 feet; thence North 18 degrees 50 minutes West 368.80 feet; thence North 21 degrees 15 minutes West 752.10 feet; thence leaving the centerline of Crooked Run Road and running North 60 degrees 46 minutes East 206 feet; thence North 23 degrees 16 minutes West 430.60 feet to the point of beginning, containing 37.828 acres, more or less.

SUBJECT, HOWEVER, to the use of the public for highway purposes of that portion of such lands lying 40 feet on the Southeast side and parallel to the above mentioned centerline of Pender Road and that portion of such lands lying 30 feet on the Northeast side and parallel to the above mentioned centerline of Crooked Run Road.

TRACT NO. 2:

BEGINNING at the point of intersection of the centerline of Pender Road with the centerline of the Crooked Run Road; thence along the centerline of said Pender Road North 58 degrees 45 minutes East 457.1 feet to the point of beginning of the tract hereinafter described; thence continuing along said centerline North 58 degrees 45 minutes East 3,041.1 feet to the point of beginning of the curve; thence along the centerline with the curve in a Northeasterly direction approximately 254.1 feet to the point of tangency, the chord of the curve being North 66 degrees 23 minutes East 253.4 feet; thence leaving said centerline and running South 36 degrees 22 minutes East 381.8 feet; thence South 74 degrees 00 minutes West 708.9 feet; thence South 22 degrees 57 minutes East 103.2 feet; thence South 67 degrees 0 minutes West 965.4 feet; thence South 02 degrees 09 minutes West 1,280.2 feet; thence South 64 degrees 54 minutes West 975.2 feet; thence North 31 degrees 11 minutes West 1,154.22 feet to the point of Beginning, containing 49.13 acres, more or less.

THERE IS EXCEPTED FROM THE ABOVE-DESCRIBED TRACT NO. 2, THE FOLLOWING TWO (2) PARCELS:

PARCEL NO. 1:

The land conveyed by Bruno Van Bavel, Jr. and wife, Johanna M. Van Bavel, to Carrie Margaret Bradshaw, by Deed dated April 1, 1947, filed December 5, 1951, recorded in Book 282 at Page 500, of the Registry of Pender County, wherein the land is described as follows: BEGINNING at a point in the centerline of Pender Road, said point being located North 58 degrees 50 minutes East 282.45 feet from the intersection of the centerline of Crooked Run Road with the intersection of Pender Road; and running thence with the centerline of Pender Road North 58 degrees 50 minutes East 203 feet 9 inches with the centerline of Pender Road with the centerline of a ditch extended; thence with the centerline of said ditch South 31 degrees 30 minutes East 486 feet 8 inches to a stake in the center of said ditch at or near a small maple; thence South 65 degrees 30

minutes West 537 feet to a cement stone in the centerline of Crooked Run Road; thence with the centerline of Crooked Run Road North 21 degrees 15 minutes West 9 feet 10 inches to a stake, J.R. Bradshaw's corner; thence with Bradshaw's line North 60 degrees 50 minutes East 266.5 feet to a stake; thence with another of Bradshaw's line North 23 degrees 16 minutes West 430.6 feet to the point of Beginning, containing 2.7 acres, more or less.

PARCEL NO. 2:

ADJACENT to and Southeast of the centerline of N.C. Highway #11 (Pender Road) and being more fully described as follows, to wit: BEGINNING at a nail and cap in the centerline of N.C. Highway #11, said nail and cap being located along said road centerline at a point that is North 58 degrees 45 minutes East 733 feet from an old subsurface concrete monument that marks the point of intersection of the centerline of S.R. #1323 with the centerline of N.C. Highway #11 (Pender Road); and running thence from the Beginning, so located, with the centerline of N.C. Highway #11 North 58 degrees 45 minutes East 208.5 feet to a nail and cap in said road centerline thence South 31 degrees 15 minutes East 249 feet (passing over an inline iron pipe at 40 feet) to an iron pipe inline; thence South 58 degrees 45 minutes West 208.5 feet to an iron pipe inline; thence North 31 degrees 15 minutes West 249 feet (passing over an inline iron pipe at 209 feet) to the beginning, containing 1 acre, more or less, and being a portion of that 49.13 acre tract shown as Tract Two in aforesaid Deed of Trust recorded in Book 496, Page 156, of the Pender County Registry, after the exclusion of that portion of N.C. Highway #11 (80 foot right of way) contained within the above described boundaries and is as surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C., in July 1980. Reference is had to that certain Release and Reconveyance of Part Security and as recorded in Book 581, Page 247, of the Pender County Registry.

SUBJECT, HOWEVER, to such easements and right of ways. Across and through said lands as have heretofore been granted by the United States of America, or its predecessors in title, for the construction, operation, and maintenance of public utility systems, streets, road, or walks.

TRACT NO. 3:

BEGINNING at the point of intersection of the centerline of Pelham Road with the centerline of Crooked Run Road; thence along the centerline of Pelham Road North 82 degrees 41 minutes East 30.19 feet to the point of beginning of the parcel hereinafter described; thence continuing along said centerline North 82 degrees 41 minutes East 1,696.9 feet; thence leaving said centerline and running North 01 degree 45 minutes West 100.29 feet; thence South 82 degrees 44 minutes West 609.6 feet; thence North 02 degrees 09 minutes East 655.8 feet; thence South 73 degrees 40 minutes West 639.5 feet; thence South 78 degrees 26 minutes West 603.77 feet to the East right of way line of Crooked Run Road; thence along said East right of way line with a curve in a Southeasterly direction approximately 603.66 feet to the point of beginning, the radius of the curve being 4,482.4 feet, containing 18.797 acres, more or less.

THERE IS EXCEPTED FROM THE ABOVE-DESCRIBED TRACT THREE, THE FOLLOWING PARCEL:

PARCEL ONE:

A certain tract or parcel of land which may be located by starting at the intersection of the centerline of Pelham Road with the centerline of Crooked Run Road; thence along the centerline of Pelham Road North 82 degrees 41 minutes East 30.19 feet to a point in said road; thence continuing along said centerline North 82 degrees 41 minutes East 1,396.9 feet to an iron pipe in said centerline, the beginning corner of the parcel hereinafter described; and running thence from said beginning corner so located and continuing with the centerline of said road North 82 degrees 41 minutes East 300 feet to a concrete marker; thence leaving the

centerline of said road and running thence North 01 degree 45 minutes West 100.29 feet to a concrete marker; thence South 82 degrees 44 minutes West 300 feet to an iron pipe with 4 pine pointers; thence South 01 degree 45 minutes East 100.55 feet to an iron pipe, the point and place of beginning, containing .69 acre, more or less, and being a portion of the First Tract of land called for in that certain Deed dated 15<sup>th</sup> day of December, 1958, from Jasper E. Savage and wife Sarah E. Savage, to S. A. Boone, and being recorded in Book 339 at Page 570, of the Pender County Registry.

PARCEL NO. 2:

Located in Union Township, Pender County, North Carolina, adjacent to and North of the centerline of Secondary Road #1319 (Pelham Road) and being more fully described as follows, to wit:

BEGINNING at a subsurface spike in the centerline of Secondary Road #1319, said spike being located along said road centerline at a point that is North 82 degrees 41 minutes East 654.84 feet from an old subsurface Penderlea concrete monument located in the intersection of the centerline of Secondary Road #1319 with the centerline of Secondary Road #1324; and running thence, from the Beginning, so located, North 07 degrees 19 minutes West 270.88 feet (passing over an inline iron pipe at 30.0 feet) to an iron pipe inline; thence, North 82 degrees 41 minutes East 160.81 feet to an iron pipe inline; thence Sout 07 degrees 19 minutes East 270.88 feet (passing over an inline iron pipe at 240.88 feet) to a subsurface spike in the centerline of Secondary Road #1319; thence, with said road centerline South 82 degrees 41 minutes West 160.81 feet to the Beginning, containing 1.00 acres more or less and is as surveyed by Thompson Surveying Company, P.A. Burgaw, N.C. in November 1985.

TRACT NO. 4:

BEGINNING at the point of intersection of the centerline of Pelham Road with the centerline of Crooked Run Road; thence along the centerline of Pelham Road South 82 degrees 41 minutes West 30.19 feet to the point of beginning of the tract hereinafter described, and running thence from said beginning point so located and continuing along said centerline South 82 degrees 41 minutes West 1,281.81 feet; thence leaving said centerline and running North 03 degrees 01 minute East 172.05 feet; thence North 25 degrees 55 minutes West 491.8 feet; thence North 62 degrees 11 minutes East 1,168.9 feet; thence South 18 degrees 35 minutes East 277.69 feet; thence North 73 degrees 44 minutes East 204.97 feet to the West right of way line of Crooked Run Road; thence along said right of way line with a curve in a Southeasterly direction approximately 804.30 feet to the point of beginning, the radius of the curve being 4,422.4 feet, containing 25.282 acres, more or less.

THERE IS EXCEPTED FROM THE ABOVE-DESCRIBED TRACT FOUR, THE FOLLOWING PARCEL:

PARCEL NO. 1:

BEGINNING at a point that may be located as follows:

BEGINNING at a concrete monument at the point of intersection of the centerline of Pelham Road with the centerline of Crooked Run Road; thence along the centerline of Pelham Road South 82 degrees 41 minutes West 30.19 feet to the point of beginning of the parcel hereinafter described; and running thence from said beginning point so located, with the aforesaid centerline of Pelham Road South 82 degrees 41 minutes West 445.3 feet to a point in line with the center of a ditch; thence to and with the center of the aforesaid ditch North 52 degrees 25 minutes East 216.8 feet to a stake at a turn of the aforesaid ditch; thence continued with the center of the aforesaid ditch the general location of which is described by the following calls: North 29

degrees 29 minutes East 29.9 feet; thence North 31 degrees 52 minutes West 77.7 feet; North 20 degrees 43 minutes East 89 feet ; North 78 degrees 18 minutes East about 230 feet, more or less, to the Western edge of the 60 foot wide right of way of the Crooked Run Road; thence the Western edge of said right of way of Crooked Run Road as it varies in a clockwise and general Southeasterly direction (the radius of this curve being 4,422.4 feet) a distance of about 300 feet, more or less, to the point of beginning, containing 1.9 acres, more or less.

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.

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

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. Pender County ad valorem taxes for the year 2020.
2. North Carolina Department of Transportation and/or municipal roadway easements of record, if any.
3. Utility easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their respective hand and seal on this the day and year first above written.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

{SIGNATURES FOLLOW ON SUCCEEDING PAGES}

ROBBINS NURSERY, INC.

By: Wilfred Lee Robbins  
Wilfred Lee Robbins, Vice President

{CORPORATE SEAL}

Attested to: James T. Robbins  
James T. Robbins, Secretary

STATE OF NORTH CAROLINA

COUNTY OF PENDER

I, Robert C. Kenan Jr, a Notary Public of the aforesaid County and State do hereby certify that James T. Robbins personally came before me and acknowledged that he is Secretary of Robbins Nursery, Inc., a North Carolina corporation, and that by the authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President, Wilfred Lee Robbins, sealed with its corporate seal and attested by himself as its Secretary.

Witness my hand and official stamp or seal this the 13<sup>th</sup> day of March 2020.

Robert C. Kenan Jr  
Notary Public

My Commission Expires: 6-8-2023

