

BK 1767 PG 479 - 481

DEED

Prepared by: William R. Purcell, II
Post Office Box 1567
Laurinburg, North Carolina 28353

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

This Instrument was prepared by William R. Purcell, II, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

Parcel #: 01-0227-04-00114

COUNTY OF SCOTLAND

Revenue: \$390.00

THIS DEED, made and entered into this the 6th day of December 2022 by and between **BRIDGE CREEK PROPERTIES, INC.**, a North Carolina Corporation, of 213-B East Cronly Street, Laurinburg, North Carolina, 28352, GRANTOR; to **DEBRA A. GRAY**, divorced and unmarried, of 12321 Mallard Creek Drive, Laurinburg, North Carolina, 28352, GRANTEE;

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to it paid, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does bargain, sell, and convey unto the GRANTEE, her heirs and assigns, that certain lot or parcel of land

lying and being in Stewartville Township, Scotland County, North Carolina, and being more particularly described as follows:

Being all of Lot Number Fourteen (14), as shown, located, and described according to the subdivision plat captioned "Survey for Mallard Creek, Section 1, Stewartville Township, Scotland County, North Carolina", prepared by J. F. Wampler Engineering, Inc., recorded on May 6, 2008, in Plat Book 11, at Page 137, Scotland County Registry.

The above-described lot or parcel of land is a portion of that land conveyed from Ann Frazier Pridgen to Bridge Creek Properties, Inc., recorded March 6, 2006, in Book 1042 at Page 79, in the Scotland County Registry.

TO HAVE AND TO HOLD the said lot or parcel of land and all privileges and appurtenances thereunto belonging to them, the GRANTEE and her heirs and assigns in fee simple.

This conveyance is made expressly subject to those Restrictive Covenants recorded in Book 1110, at Page 7, of the Scotland County Registry.

And the GRANTOR does covenant that it is seized of said lot or parcel of land in fee and has the right to convey the same in fee simple; that the same is free from encumbrances and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the GRANTOR has caused this deed to be signed in its name by its President, all by authority duly given, and all as of the day and year first above written.

BRIDGE CREEK PROPERTIES, INC.

By: *Gregory B Baines* (SEAL)
GREGORY B. BAINES, Its President

STATE OF NORTH CAROLINA

COUNTY OF SCOTLAND

I, *Sherri E Veshinski*, a Notary Public of the County and State aforesaid, certify that GREGORY B. BAINES, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is President of Bridge Creek Properties, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

WITNESS my hand and official stamp or seal, this *6th* day of December 2022.

Sherri E Veshinski
Notary Public

