

14103

RICHMOND

01-17-97

\$158.00



Real Estate Excise Tax

Excise Tax \$158.00

FILED BOOK 938 PAGE 479

JAN 17 1 15 PM '97

PAUL J. DONALD REGISTER OF DEEDS RICHMOND CO., NC

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 744000116995
Verified by RICHMOND COUNTY TAX OFFICE ROCKINGHAM, N.C. 28379 County on the day of 19

Mail after recording to GRANTEE

This instrument was prepared by William R. Webb, Jr., 111 Washington Street, Rockingham, NC 28379

Brief description for the Index LOTS 5 THRU 11 & 14,15,16 WADDELL DIVISION, FARM #1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of November, 1996, by and between

GRANTOR

A. MYERS WADDELL AND WIFE, EARLINE WADDELL 1726 OLD CHERAW HIGHWAY ROCKINGHAM, NC 28379

GRANTEE

SOUTHEASTERN LAND & TIMBER CO., LLC P. O. BOX 398 LILESVILLE, NC 28091

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 the City of WOLF PIT Township, Richmond County, North Carolina and more particularly described as follows:

Being all of Lots 5, 6, 7, 8, 9, 10, 11, 14, 15, and 16, containing a total of 121.46 Acres, said tracts of land being more particularly described according to the "Boundary Survey and Division for A. Myers Waddell and wife, Earline G. Waddell of property known as The Home Place and designated Farm #1", as prepared by William Guilford Martin, Registered Land Surveyor, on October 31, 1996, which plat, recorded in Slide 647-J of the Plat Cabinet in the office of the Register of Deeds for Richmond County, is by reference incorporated herein as part of this description.

This property is conveyed subject to the following restrictions:

- 1. No junk cars or unattended vehicles to be located on any tract.
2. No illegal or obnoxious activities to take place on any tract.
3. No commercial poultry or swine operations to be located on any tract.
4. Mobile homes are acceptable if the wheels, axles and tongues are removed and if allowable under the zoning rules of Richmond County.
5. These restrictions may be altered, changed or voided by a vote of 75% of the property owners with each acre representing one vote, the property owners being the owners of those tracts as shown in Slide 647-J.

This conveyance is further made subject to that Timber Deed recorded in Book Page, Richmond County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 754, Page 518

A map showing the above described property is recorded in Plat Book 7, Page 122

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: Easements and Restrictions of record.

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.

(Corporate Name)

By: President

ATTEST: Secretary (Corporate Seal)

USE BLACK INK ONLY

A. MYERS WADDELL (SEAL) EARLINE WADDELL (SEAL)



NORTH CAROLINA, Richmond County. I, a Notary Public of the County and State aforesaid, certify that A. MYERS WADDELL AND WIFE, EARLINE WADDELL Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of November, 1996. My commission expires: 10-13-99 Diana J. Lovin Notary Public

SEAL-STAMP

NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 19. My commission expires: Notary Public

The foregoing Certificate of Diana J. Lovin, Notary Public

is/are certified to be correct. 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.

PATSY T. MCDONALD REGISTER OF DEEDS FOR RICHMOND COUNTY By Linda H. Cowan Deputy Register of Deeds