

This document presented and filed:

12/15/2020 02:24:32 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20111245

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

✓ P/U: Ben C. Morgan

Prepared by: Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203

Revenue Stamps: \$0.00

Tax Parcel #7649.85.1831 & 7649.65.9654

THIS DEED is made this 11th day of December, 2020, by and between the following Grantor and Grantee:

Grantor: BILLY ROBERT MCDOWELL
as Executor of the Estate of LUCILLE GOINS LAMBE
1468 Mack Road
Asheboro, NC 27205

BILLY ROBERT MCDOWELL, (unmarried)
1468 Mack Road
Asheboro, NC 27205

BOBBY LEE MCDOWELL and wife, TERRIE NANCE MCDOWELL
1263 Jennings Road
Randleman, NC 27317

Grantee: LEE C. MCDOWELL
1263 Jennings Road
Randleman, NC 27317

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either 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 that certain lot or parcel of land situated in Cedar Grove Township, Randolph County, North Carolina, which is more particularly described as follows:

Tract No. 1: (Parcel # 7649.85.1831)

Beginning at a new iron pin located in James Brower's line; said new iron pin being located South 82 Degrees 19 minutes East 1,185.09 feet and North 09 Degrees 53 minutes East 285.00 Feet from an existing iron pipe set in Earl Goins' present line at the edge of the right-of-way of the east side of State Road No. 1144 (also known as Mack Road), thence from said BEGINNING point: North 09 Degrees 53 Minutes East 320.25 feet along James Brower's line to a new iron pipe, Arthur Lee Goins' new Southeast corner under a Deed of even date herewith; thence North 87 Degrees 45 Minutes West 960.27 feet along a new line to the center of State Road No. 1141; thence along the center of said road South 17 Degrees 47 Minutes West 787.08 feet; thence continuing along the center of said road South 24 Degrees 15 minutes West 100.03 feet, South 34 Degrees 29 minutes West 97.14 feet, and South 42 degrees 29 minutes West 20.29 feet; thence leaving the center of said road and continuing South 84 degrees 54 minutes East 1,042.30 feet back to the point and place of BEGINNING, containing 6.673 acres, more or less, and being designated as Tract No. 2 of the H. G. Goins Estate as shown on a plat recorded in Plat Book 23, Page 63 Randolph County Registry.

For back reference, see deed recorded in Book 1140, Page 914, in the Randolph County Registry

Tract No. 2: (Parcel #7649.65.9654)

BEGINNING at a stone thence North 76 Degrees West 25 Chains to a stone or original corner; South 42 Degrees West 5.20 Chains to a stone; thence south 75 ½ Degrees East 28.75 Chains to a pine knot or original line; North 3 Degrees East 5 Chains stone the beginning corner; Containing 13 ½ acres more or less. SAVE AND EXCEPT that property that was conveyed to the North Carolina Department of Transportation recorded in Deed Book 2487, Page 1381, and Deed Book 2487, Page 1384 Randolph County Registry.

For back reference, see deed recorded in Book 367, Page 626, in the Randolph County Registry

The property that is the subject matter of this conveyance is not the primary residence of the Grantor.

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, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

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IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

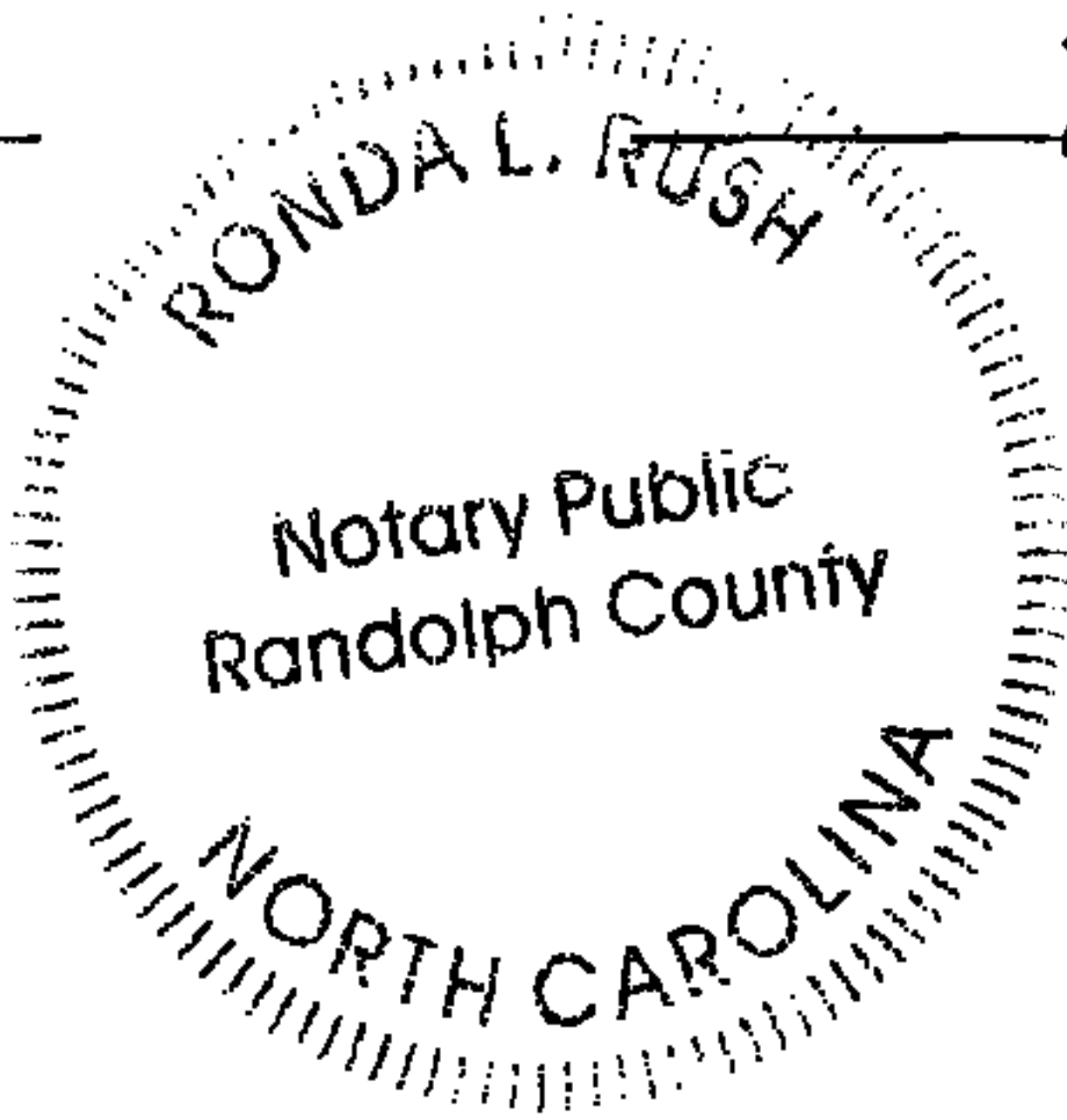
Billy Robert McDowell (SEAL)
Billy Robert McDowell, Executor
of the Estate of Lucille Goins Lambe

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Ronda L. Rush, a Notary Public of the County of Randolph and State of North Carolina, certify that **Billy Robert McDowell, Executor of the Estate of Lucille Goins Lambe**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 14th day of December, 2020.
My commission expires: 11-27-22
Ronda L. Rush
Notary Public

(SEAL)



IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Billy Robert McDowell (SEAL)
Billy Robert McDowell

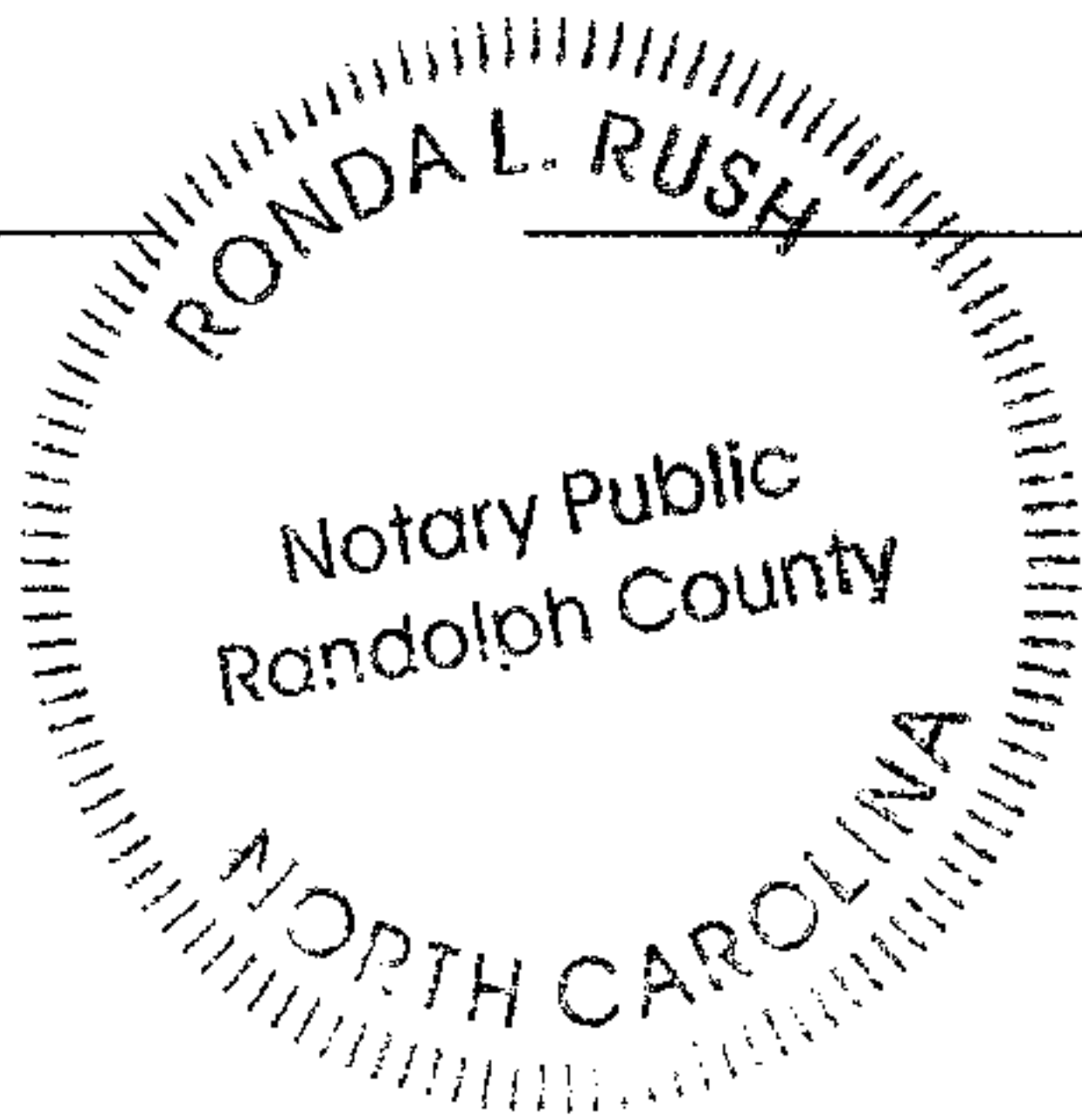
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Ronda L. Rush, a Notary Public of the County of Randolph and State of North Carolina, certify that **Billy Robert McDowell**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 14th day of December, 2020.

My commission expires: 11-27-22

(SEAL)



Ronda L. Rush
Notary Public

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Bobby Lee McDowell (SEAL)
Bobby Lee McDowell

Terrie Nance McDowell (SEAL)
Terrie Nance McDowell

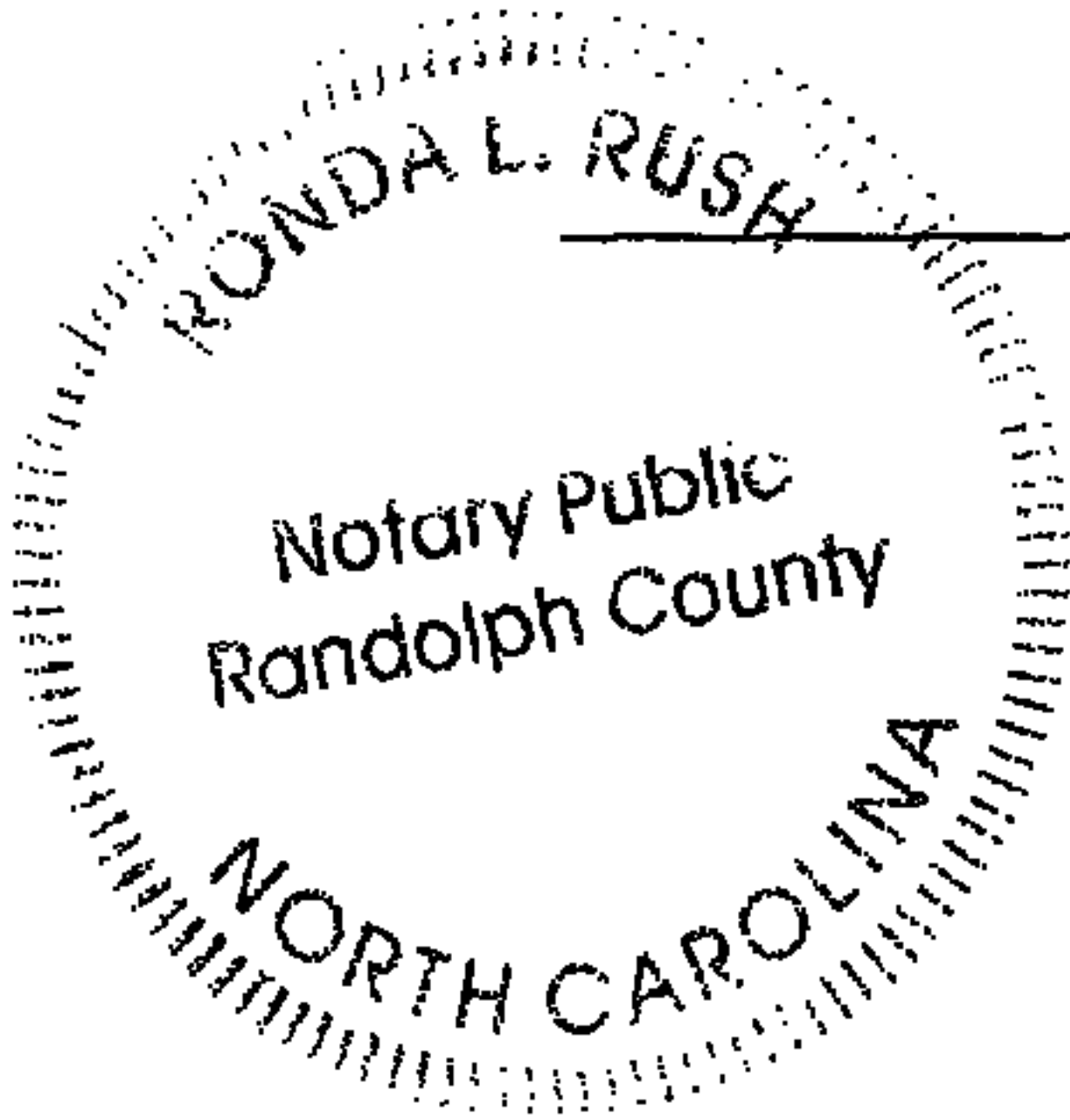
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Ronda L. Rush, a Notary Public of the County of Randolph and State of North Carolina, certify that **Bobby Lee McDowell and wife Terrie Nance McDowell** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 15th day of December, 2020.

My commission expires: 11-27-22

(SEAL)



Ronda L. Rush
Notary Public