

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Jul 07, 2025
AT	12:11:27 pm
BOOK	01157
START PAGE	0177
END PAGE	0179
INSTRUMENT #	01491
EXCISE TAX	\$16.00
YDA	

Revenue Stamps: \$16.00

Recording Information

Prepared by and mail to:

McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549

Tax Parcel ID No.: J11-6H

Brief Description for Index: Richardson Lot 5

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 3 day of July, 2025, by and between:

GRANTOR

Gloria J. Richardson, widow
2403 Pine Tree Road No. 100
Longview, TX 75604

GRANTEE

Goodwin Land Company LLC
A Florida Limited Liability Company
2800 N. 6th Street, #5010
St. Augustine, FL 32084

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, WARREN COUNTY, North Carolina, and more particularly described as:

See Attached "Exhibit A"

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

13055 Deed

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:

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 or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Name of Corporation or other entity _____

Gloria J. Richardson (seal)
Gloria J. Richardson

By: _____

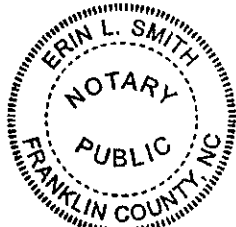
_____ (seal)

Title: _____

_____ (seal)

_____ (seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]



Notary
Stamp/Seal

STATE OF Nc, COUNTY OF Franklin

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Gloria J. Richardson

Erin L. Smith
Notary Public Signature

Date of Notarization: 7-3-25

My commission expires: 3-2-27
(date)

← Print Notary Name Here

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____
(date)

← Print Notary Name Here

Exhibit A

BEING that certain parcel of land situated South of Secondary Road #1637 and West of Secondary Road #1636, however, said parcel of land does not abut either secondary road, and containing 3.38 acres and being delineated Lot #5 as shown on that certain survey and plat prepared by R. Lowell Harris, Registered Land Surveyor, dated August 22, 1995, entitled "Herbert J. Richardson Heirs"; said plat having been recorded in the office of the Register of Deeds of Warren County, North Carolina in Plat Cabinet 1, Slide 41, Plat 9; reference is hereby made to said survey and plat for a more particular description of said property by metes, bounds, courses and distances; for reference, source, and chain of title see that certain Partition Deed from Merter V. Richardson et al to Herbert J. Richardson, Jr. et al dated August 8, 1989, and recorded in the Warren County Registry.

Together with the above described property is hereby conveyed a perpetual non-exclusive easement for purposes of egress, ingress, and regress to and from the above described property and Secondary Road #1636 along that certain thirty (30) foot wide private easement as is delineated on the hereinbefore mentioned survey and plat.

The above described property is conveyed subject to the easement shown on the aforesaid survey and plat.

This property is also conveyed with and subject to that certain Deed of Easement recorded at Book 613, page 524, Warren County Registry, and subject to those certain Road Maintenance Agreements recorded at Book 613, page 528 and Book 615, page 107, Warren County Registry.