Unofficial Document
Unofficial Document

BOOK 1584 PAGE 90(3) 218102

Filed: 01/11/2012 10:49:56 AM
Linda W. Douglas, Register of Deeds
Richmond County, NC
Barbara J. McNair, Deputy
Tax: $0.00

This instrument prepared by: William P. Floyd, Jr.
Gordon, Hicks and Floyd, P.A.
609 Atkinson Street / Post Office 587
Laurinburg, North Carolina 28353

NO TITLE EXAMINATION PERFORMED BY DRAFTSMAN

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF RICHMOND
Tax Parcel ID # 743900318741

Richmond County Tax Appraisal Dept
114 East Franklin Street
Rockingham, NC 28379

THIS DEED, made and entered into this the 6th day of January, 2012, by and between LEE HOWELL, INC., a North Carolina Corporation, whose mailing address is Post Office Box 1151, Laurinburg, North Carolina 28353, GRANTOR herein; to HOWELL LAND CO., LLC, a North Carolina limited liability company, of Scotland County, North Carolina, whose mailing address is Post Office Box 1151, Laurinburg, North Carolina 28353, GRANTEE herein;

W I T N E S S E T H :

That GRANTOR, for valuable consideration paid by GRANTEE, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto GRANTEE in fee simple all of that certain lots or parcels of land lying and being in Steeles Township, Richmond County, North Carolina, and more particularly described as follows:

All that certain tract, or parcel of land situated in Steeles Township, Richmond County, North Carolina, being more fully described as follows:

BEGINNING at an iron stake in the northern line of the Frutchey Property, said stake lying South 87 degrees 30 minutes East 590 feet, more or less, from an iron stake in the center of N.C. Hwy. 1148 leading from Ellerbe, North Carolina, to Mangum, North Carolina, and running thence North 34 degrees 15 minutes East 811 feet to an iron stake; thence North 13 degrees 19 minutes West 256 feet to an iron stake; thence North 32 degrees 34 minutes West 239 feet to an iron stake; thence North 70 degrees 25 minutes West 249.5 feet to an iron stake; thence North 02 degrees 55 minutes West 1825 feet to an iron stake in the run of Morgan

Unofficial Document Unofficial Document

Branch; thence with the run of Morgan Branch in a generally easterly direction about 5887 feet to an iron stake; thence North 03 degrees 01 minute East 172 feet to an iron stake; thence South 55 degrees 23 minutes East 319.5 feet to an iron stake; thence South 26 degrees 30 minutes East 184.8 feet to an iron stake; thence South 23 degrees 23 minutes East 428.6 feet to an iron stake; thence South 46 degrees 15 minutes East 480 feet to an iron stake; thence South 23 degrees 33 minutes East 539 feet to an iron stake; thence South 46 degrees 21 minutes West 653.5 feet to an iron stake; thence South 89 degrees 31 minutes West 704 feet to an iron stake; thence South 27 degrees 56 minutes West 481.8 feet to an iron stake; thence with a painted red line South 36 degrees 15 minutes West 530 feet, more or less, to a corner; thence North 87 degrees 30 minutes West 3948.5 feet to the beginning, containing 305 acres, more or less.

TOGETHER WITH:

(1) a right of way for ingress and egress purposes being 20 feet in width lying along and on the South side of the following described line: BEGINNING at a point on the west line of the above described lands located South 02 degrees 55 minutes East 50 feet from the northwest corner or said land; running thence South 71 degrees 15 minutes West 89 feet and South 45 degrees 15 minutes West 279 feet to South Carolina Highway No. 1148.

(2) a right of way for ingress and egress purposes being 20 feet in width lying along and on the North side of the following described line: BEGINNING at a point on the west line of the above described lands located South 02 degrees 55 minutes East 1272 feet from the northwest corner of said land; running thence South 68 degrees 07 minutes West 83 feet, North 85 degrees 04 minutes West 75 feet, and South 68 degrees 18 minutes West 166 feet to South Carolina Highway No. 1148.

(3) a right of way for ingress and egress purposes being 20 feet in width lying along and on the South side of the following described line: BEGINNING at a point on the west line of the above described lands located South 02 degrees 55 minutes East 1658.5 feet from the northwest corner of said lands; running thence South 38 degrees 19 minutes West 100 feet, and South 88 degrees 10 minutes West 325 feet to N.C. Hwy. 1148.

LESS AND EXCEPT, that portion of the above described property previously conveyed to Grassy Island Ventures, LLC by Special Warranty Deed dated June 24, 2003 and recorded in Book 1220, Page 146 in the Office of the Register of Deeds, Richmond County, North Carolina; said property containing 102.407 acres, more or less, and contains such shapes, metes, bounds, courses and distances as will more fully appear by reference to that certain plat prepared by McNeill Surveying and Land Planning, PLLC dated May 29, 2003 and recorded in Plat Book 711, Page J in the Office of the Register of Deeds Richmond County, North Carolina.

The above described tract or parcel of land is that same tract or parcel conveyed by Bowater Timber 1, LLC to Lee Howell, Inc. by deed dated December 8, 2005, and recorded in Book 1354, at Page 364, of the Richmond County Registry.

Unofficial Document Unofficial Document

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to GRANTEE in fee simple.

And GRANTOR covenants that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances, and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

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.

IN TESTIMONY WHEREOF, GRANTOR has caused this instrument to be executed in the ordinary course of its business in its corporate name by its President, by authority duly given as of this the day and year first above written, and further states, pursuant to the provisions of G.S. 105-317.2, that this conveyance does not include the primary residence of one or more GRANTOR.

LEE HOWELL, INC.

By: _____(SEAL)
Harry Lee Howell, Jr., President

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Angela H. Taylor, a Notary Public of Scotland County, North Carolina, do hereby certify that Harry Lee Howell, Jr. personally came before me this day and acknowledged that he is the President of LEE HOWELL, INC., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and Notarial Seal, this the 6th day of January, 2012.

Angela H Taylor
Angela H. Taylor Notary Public

My Commission Expires:
1-23-2013

ANGELA H. TAYLOR NOTARY PUBLIC SCOTLAND COUNTY, NC