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HARNETT COUNTY NC 03/14/97

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BOOK 1194 PAGE 516-518

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Recording Time, Book and Page  Excise Tax   140.00   Recording Time, Book and Page  ax Lot No.	NaoLINA (Signal Estate	DECISION OF DEEDS
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Recording line, Sook and Page  ax Lot No.  Parcel Identifier No.  Pa	∨ /	TARAL TOTAL
Parcel Identifier No.  erified by County on the day of , 19  ail after recording to Billy R. Godwin, Jr., PO Box 1085, Dunn, NC 28335 his instrument was prepared by Billy R. Godwin, Jr.  Brief Description for the index 7.310 acres, Averasboro Township  NORTH CAROLINA GENERAL WARRANTY DEED  HIS DEED made this March 13, 1992, by and between  GRANTOR  Evelyn B. Bass, Widow by and through her Attorheypin-Fart Passls B. Strickland Dunn, North Carolina 28334  Enter in appropriate block for each parky, name, address, and, if appropriate, character of entity, e.g., corporation or partnership.  The designation Grantor and Grantes as used herein shall include said parties, their heirs uccessors, and assigns, and shall include singular, plural, masculine, feminine or neutes are required by context.  TINESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipf which is hereby acknowledged, has and by these presents does grant, bargain, sell are onewy unto the Grantee in fee simple, fall that certain lot or parcel of land situated inversaboro Township, Harnett County, North Carolina and more particularly described as schedule A attached hereto:  HARNETI COUNTY TAXID!  DA - / S/H - COX 8		Recording Time, Book and Page
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N.C. Bar Assoc. Form No. 7 @ 1977 Printed by Agreement with the N.C. Bar Assoc. #003

a region account

The property hereinabove described was acquired by Grantor by instrument recorded in Book 502, Page 225. map showing the above described property is recorded in Plat Book , Page . 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 tq 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, the day and year first above written rate (Corpe through her Attorney in Fact for Pamela B. Strickland By: (SEAL) North Carolina Harnett County I, Annette Leigh Weeks, a Notary Public for said County and State, do hereby certify that Pamela B. Strickland, Attorney in Fact for Evelyn B. Bass, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Evelyn B. Bass, and that her adthority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledge, and recorded in the Office of the Register of Deeds in the County of Harnett, State of North Carolina, on the 11th day of March, 1997, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. of attorney. I do further certify that the said <u>pamela B. Strickland</u> acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said <u>Evelyn B. Bass</u>. this the 13 day of March, 1997. Witness my hand and official seal, Notary Public E LEIGH My commission expires: 1/30/2002 <sup>o</sup>ublic COUNT The foregoing Certificate(s Har 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 bereof. to la register of deeds for Ву ♦.C. Bar Assoc. Form No. 7 ● 1977 Eminted by Agreement with the N.C. Bar Assoc. #003

## Schedule A

BEGINNING at an iron stake in the Eastern margin of the Long Branch-Dunn Road (also S.R. Road #1811), which point of beginning is located 35 feet Eastwardly from the center of said road and at the intersection of the old dividing line between W.A. Jernigan and Julia J. Warren Stephenson and the East margin of said Long Branch Road and runs thence South 65 deg. 10 min. 50 sec. East 397.22 feet to an iron stake; thence South 38 deg. 35 min. 30 sec. East 454.50 feet to an iron stake; thence South 51 deg. 00 min. West 439.38 feet to an iron stake; thence South 51 deg. 00 min. West 439.38 feet to an iron stake, a new dividing line; thence as that line North 46 deg. 47 min. 40 sec. West 396.16 feet to an iron stake in the right of way of S.R. #1787; thence as the right of way of said road North 35 deg. 42 min. 20 sec. East 49.51 feet to an iron stake; thence North 37 deg. 28 min. West 254.21 feet to a concrete right of way monument at the intersection of State Road #1787 and 1811 (Long Branch Road); thence along said Long Branch Road North 21 deg. 27 min. 40 sec. East 306.38 feet TO THE POINT OF BEGINNING, this line being parallel with and joining the right of way of S.R. #1811, containing 7.310 acres, more or less, on which is located that certain Shell Service Station known as Robbi-Ann Service Station.

This description is according to a map prepared by Piedmont Engineering Co. Dunn, NC dated January 18, 1968 entitled "Property of Robert L. Bass & Hugh W. Tart" and being a part of the ten acre tract described in deed recorded in Book 374, Page 474, Harnett County Registry.

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