

4-12

EXPLANATION STATEMENT TO CORRECT OBVIOUS ERRORS(S) MADE IN AN INSTRUMENT AS ORIGINALLY RECORDED:

RE. BOOK 1549
PAGE 653-660

RECORDED IN THE Harnett COUNTY REGISTRY.

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2002 FEB 27 10:36:08 AM
BK: 1504 PG: 302-302 FEE: \$39.00
INSTRUMENT # 2002003727

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

GRANTOR(S): BRANCH BANKING AND TRUST COMPANY, Successor Trustee of William S. Wellons Trust U/A DTD July 2, 1993

GRANTEE(S): Wellons, Florence C. Widow

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I/WE, the undersigned, hereby certify that the following corrections are made in the above named recorded instrument:

DESCRIPTION OF CORRECTION(S): The purpose of this re-recording is to delete lots 65 and 72. Due to them already being conveyed. This refers to Parcel 5.

THIS THE 29 day of November, 2001

J. Swain (SEAL)

(SEAL)

This explanation statement, together with the attached instrument duly re-recorded at 10:36 o'clock A.m., this the 27th day of Feb, 2002, in the Book and Page shown on the first page hereof.

Kimberly S. Hargrove
Register of Deeds

By: Tracy B. Taylor
Deputy/Assistant Register of Deeds

HARNETT COUNTY TAX ID#
01-0505-0300-27 #72
01-0505-0088 #65
2/11/02 BY [Signature]

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 OCT 19 12:30:24 PM
BK:1540 PG:653-660 FEE:\$20.00
INSTRUMENT # 2001018061

UNRECORDED

-0-
Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Florence C. Wellons Box 766, Spring Lake, NC 28390

This instrument was prepared by Thorp and Clarke without title examination
Brief description for the Index _____

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 19th day of July, 2001, 19x, by and between

GRANTOR

GRANTEE

BRANCH BANKING AND TRUST COMPANY,
Successor Trustee of William S.
Wellons Trust U/A DTD July 2, 1993

FLORENCE C. WELLONS, Widow
Mailing Address:
P.O. Box 766
Spring Lake, NC 28390

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 _____ Township, HARNETT County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

In connection with Parcels 1 and 2 of the attached Exhibit "A", it is the intent of this deed to convey any and all interest which the Grantor may have north of the said northern outer boundary line of Rolling Springs, Section Five.

Conveyance of the within property is made pursuant to authority granted in Cumberland County Estate File No. 97 E 267.

HARNETT COUNTY TAXID#
To Be Determined
10-18-01 BY AM

The property hereinabove described was acquired by Grantor by instrument recorded in

A 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, 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, the day and year first above written.

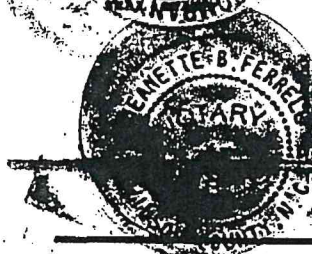
BRANCH BANKING AND TRUST COMPANY, Successor Trustee of William S. Wellons Trust U/A DTD 07/02/93..... (SEAL)

By: W. S. Wells VICE President..... (SEAL)

ATTEST: Mary Ellen Winstead Assistant Secretary (Corporate Seal)..... (SEAL)



NORTH CAROLINA, Wilson County. I, a Notary Public of the County and State aforesaid, certify that Mary Ellen Winstead Grantor, personally appeared before me this 20th day of August in 2001. My commission expires: 3/16/03 Jeanette B. Ferrell Notary Public



NORTH CAROLINA, Wilson County. I, a Notary Public of the County and State aforesaid, certify that Mary Ellen Winstead Asst. Secretary of BRANCH BANKING AND TRUST COMPANY, Successor Trustee of WILLIAM S. WELLONS TRUST U/A DTD July 2, 1993 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 Vice President, sealed with its corporate seal and attested by herself as ASST. Secretary. Witness my hand and official stamp or seal, this 20th day of August in 2001. My commission expires: 3/16/03 Jeanette B. Ferrell Notary Public

The foregoing Certificate(s) of

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.

REGISTER OF DEEDS FOR County By Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

PARCEL 1

Starting at an existing concrete monument, Overhills Land Company's concrete corner #197 said concrete monument being a corner of the original tract of which this is a part; thence with a line of the said tract of which this is a part South 05 degrees 55 minutes West 645.0 feet to a point, said point being the northwest corner of the tract of land described as the FIRST EXCEPTED TRACT and recorded in Deed Book 863, Page 792 of the Harnett County Registry, North Carolina; thence with the northern line of the said FIRST EXCEPTED TRACT North 73 degrees 51 minutes 58 seconds East 119.31 feet to the point and place of BEGINNING, said point also being South 73 degrees 51 minutes 58 seconds West 879.08 feet from an existing nail in the centerline of State Road #1117, said nail being the northwest corner of the said FIRST EXCEPTED TRACT and a corner of the said original tract of which this is a part; thence with the said northern line of the FIRST EXCEPTED TRACT North 73 degrees 51 minutes 58 seconds East 395.56 feet to a point in the outer or northern boundary line of that tract of land shown on a plat entitled ROLLING SPRINGS SECTION FIVE and recorded in Map Book 20, Page 9 of the said Harnett County Registry, North Carolina; thence with the said northern line of ROLLING SPRINGS SECTION FIVE the following courses and distances: South 43 degrees 58 minutes 58 seconds West 87.02 feet to a point; thence South 61 degrees 50 minutes 58 seconds West 56.31 feet to a point; thence South 83 degrees 37 minutes 58 seconds West 192.95 feet to a point and thence North 89 degrees 31 minutes 02 seconds West 78.15 feet to the point and place of Beginning containing 0.29 acres more or less and being a portion of land between the said northern line of ROLLING SPRINGS SECTION FIVE and the said northern line of the FIRST EXCEPTED TRACT and also being a portion of the said original tract of which this is a part, said original tract being described and recorded in Deed Book 588, Pages 40 and 43 of the said Harnett County Registry, North Carolina.

PARCEL 2

Starting at an existing concrete monument, Overhills Land Company's concrete corner #197 said concrete monument being a corner of the original tract of which this is a part; thence with a line of the said tract of which this is a part South 05 degrees 55 minutes West 645.0 feet to a point, said point being the northwest corner of the tract of land described as the FIRST EXCEPTED TRACT and recorded in Deed Book 863, Page 792 of the Harnett County Registry, North Carolina; thence with the northern line of the said FIRST EXCEPTED TRACT North 73 degrees 51 minutes 58 seconds East 758.19 feet to the point and place of BEGINNING, said point also being South 73 degrees 51 minutes 58 seconds West 240.20 feet from an existing nail in the centerline of State Road #1117, said nail being the northwest corner of the said FIRST EXCEPTED TRACT and a corner of the said original tract of which this is a part; thence with the said northern line of the FIRST EXCEPTED TRACT North 73 degrees 51 minutes 58 seconds East 95.09 feet to a point in the outer boundary line of that tract of land shown on a plat entitled ROLLING SPRINGS SECTION FIVE and recorded in Map Book 20, Page 9 of the said Harnett County Registry, North Carolina; thence with the said outer boundary line of ROLLING SPRINGS SECTION FIVE the following courses and distances: South 06 degrees 45 minutes 58 seconds West 46.77 feet to a point; thence North 76 degrees 52 minutes 02 seconds West 88.14 feet to the point and place of beginning containing 0.05 acre more or less and being a portion of land between the said outer boundary line of ROLLING SPRINGS SECTION FIVE and the said northern line of the FIRST EXCEPTED TRACT and also being a portion of the said original tract of which this is a part, said original tract being described and recorded in Deed Book 588, Pages 40 and 43 of the said Harnett County Registry, North Carolina.

PARCEL 3

All of that tract described as the SECOND EXCEPTED TRACT and recorded in Deed Book 863, Page 792 of the Harnett County Registry, North Carolina.

PARCEL 4

All of that tract of land described as the THIRD EXCEPTED TRACT and recorded in Deed Book 863, Page 792 and recorded in the Harnett County Registry, North Carolina, less and except the 9.08 acre tract described in said Deed Book 863, Page 796 and less and except those tracts of land described and recorded in Deed Book 726, Page 231 and Deed Book 731, Page 262 of the said Harnett County Registry, North Carolina.

PARCEL 5

BEING all of Lots 29, 32, 35, 40, 41, 42, 44, 45, 47, 49, 50, 51, 52, 53, 54, 65, and 72 in a subdivision known as ROLLING SPRINGS, SECTION 5, according to a plat of same recorded in Map Book 20, Page 9, Harnett County, North Carolina Registry.

PARCEL 6

AVERETTE ENGINEERING CO., P.A.

Civil Engineering Planning Land Surveying

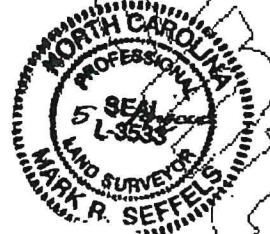
1717 Swann Street
Fayetteville, North Carolina 28303
Phone (910) 488-5656
FAX (910) 488-0181

September 23, 1999
May 19, 2000

Florence C. Wellons
2.52 Acre Tract
Rolling Springs
Anderson Creek Township
Harnett County, North Carolina

BEGINNING at a point in the eastern line of the original tract of which this is a part, said tract being described and recorded in Deed Book 560, Pages 63 of the Harnett County Registry, North Carolina, said eastern line being a common line with the tract of land described and recorded in Deed Book 588, Pages 40 and 43 of the said Harnett County Registry, North Carolina and running thence with the said common line South 05 degrees 55 minutes West, 318.54' to a point, said point being the southeast corner of the said original tract of which this is a part; thence with the southern line of the said original tract of which this is a part North 84 degrees 04 minutes 57 seconds West, 344.25 feet to a point, said point being the southeast corner of that tract of land described and recorded in Deed Book 966, Page 165 of the said Harnett County Registry, North Carolina; thence with an eastern line of the said tract described in Deed Book 966, Page 165, North 05 degrees 57 minutes 49 seconds East, 318.56 feet to a point; thence with a southern line of the said tract described and recorded in Deed Book 966, Page 165 South 84 degrees 05 minutes 16 seconds East, 343.99 feet to the point and place of Beginning containing 2.52 acres more or less. The bearings above are based on Deed Book 588, Pages 40 and 43.

The above deed description was prepared by Mark R. Seffels, PLS No. L3533 of Averette Engineering Co., P.A. Fayetteville, North Carolina from deeds and plats of record.



Mark R. Seffels

AVERETTE ENGINEERING CO., P.A.

Civil Engineering Planning Land Surveying

1717 Swan Street
Fayetteville, North Carolina 28303
Phone (910) 488-5656
FAX (910) 488-0181

September 25, 1999
May 19, 2000

Florence C. Wellons
2.48 Acre Tract
Rolling Springs
Anderson Creek Township
Harnett County, North Carolina

BEGINNING at a point in the western line of the original tract of which this is a part, said tract being described and recorded in Deed Book 588, Pages 40 and 43 of the Harnett County Registry, North Carolina, said point also being the southwest corner of Lot 23 as shown on a plat entitled ROLLING SPRINGS, SECTION FIVE and recorded in Map Book 20, Page 9 of the said Harnett County Registry, North Carolina and running thence with the said western line of the original tract of which this is a part South 05 degrees 55 minutes West, 705.62 feet to a point, said point being the northwest corner of the northwestern most lot as shown on a plat entitled ROLLING SPRINGS, SECTION 5, ADDITION and recorded in Plat Cabinet C, Slide 179 of the said Harnett County Registry; thence with the northern line of the said northwestern most lot South 69 degrees 39 minutes 32 seconds East, 120.67 feet to a point in the western margin of Pecan Drive (60' R/W); said point being the northeast corner of the said northwestern most lot; thence with the said western margin of Pecan Drive along a curve to the right having a radius of 423.03 feet, a chord bearing of North 18 degrees 01 minutes 01 seconds East and a chord distance of 34.22 feet, for an arc length of 34.23 feet to a point; thence continuing with the said western margin of Pecan Drive North 21 degrees 44 minutes 05 seconds East, 269.16 feet to a point; thence a new line North 69 degrees 39 minutes 55 seconds West, 110.00 feet to a point; thence to and with the rear lot lines of lots 17-20 as shown on said Map Book 20, Page 9 North 20 degrees 20 minutes 05 seconds East 430.87 feet to a point, said point being the northwest corner of said lot 20 of said Map Book 20, Page 9; thence with the rear lot lines of lot 22 and said lot 23 of said Map Book 20, Page 9 North 84 degrees 29 minutes 55 seconds West, 198.16 feet to the point and place of Beginning; containing 2.48 acres more or less and being a portion of the said original tract as described in said Deed Book 588, pages 40 and 43 of the said Harnett County Registry, North Carolina and also being a part of that land described as the FIRST EXCEPTED TRACT and recorded in Deed Book 863, Page 792 of the said Harnett County Registry, North Carolina.

The above deed description was prepared by Mark R. Seffels, PLS No. L3533 of Averette Engineering Co., P.A. Fayetteville, North Carolina from deeds and plats of record.



Mark R. Seffels

UNNOTICED

PARCEL 8

AVERETTE ENGINEERING CO., P.A.

Civil Engineering • Planning • Land Surveying

Hoke County Office:
712 E. Lakeridge Road
Racford, North Carolina 28376

Phone (910) 488-5656
Fax (910) 488-0181

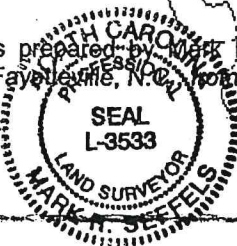
Cumberland County Office:
1717 Swann Street
Fayetteville, North Carolina 28303

June 8, 2000

0.45 Acre Tract
BB&T to Florence Wellons
Rolling Springs Area
Near Spring Lake, North Carolina
Anderson Creek Township
Harnett County

BEGINNING at the northwest corner of Lot 78 as shown on a plat entitled ROLLING SPRINGS, SECTION 5 ADDITION and recorded in Plat Cabinet "C", Slide 179 of the Harnett County Registry, North Carolina; and running thence with the western line of said Lot 78 to and with the western line of Lot 79 of said Rolling Springs, Section 5 Addition, South 21 degrees 10 minutes West 180.00 feet to a point in the northern margin of a road having a 60 foot right-of-way as shown on said plat of Rolling Springs Section 5 Addition, said point also being the southwest corner of said Lot 79; thence a new line with the said northern margin of the 60 foot road North 68 degrees 50 minutes West 85.00 feet to a point of curvature; thence with a curve to the right having a radius of 25.00 feet, a chord bearing of North 23 degrees 50 minutes West and a chord distance of 35.36 feet for an arc length of 39.27 feet to a point in the eastern margin of Pecan Drive, said Pecan Drive having a 60 foot right-of-way as shown on said plat of Rolling Springs Section 5 Addition; thence with the said eastern margin of Pecan Drive North 21 degrees 10 minutes East 155.00 feet to a point said point being the southwest corner of that tract of land described as TRACT NO. 6 and recorded in Deed Book 758, Page 597 of the said Harnett County Registry, North Carolina; thence with the southern line of said Tract No. 6 South 68 degrees 50 minutes East 110.00' to the point and place of Beginning, containing 19,666 square feet more or less and being a portion of that tract of land described as the FIRST EXCEPTED TRACT and recorded in Deed Book 863, Page 792 of the said Harnett County Registry, North Carolina.

The above description was prepared by Mark R. Seffels, PLS No. L3533 of Averette Engineering Co., P.A. of Fayetteville, N.C. from Plats and Deeds of record.



AVERETTE ENGINEERING CO., P.A.

Civil Engineering • Planning • Land Surveying

Hoke County Office:
712 E. Lakeridge Road
Raeeford, North Carolina 28376

Cumberland County Office:
1717 Swann Street
Fayetteville, North Carolina 28303

Phone (910) 488-5656
Fax (910) 488-0181

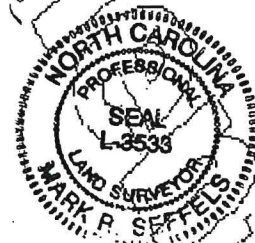
June 8, 2000

0.25 Acre Tract
BB&T to Florence Wellons
Rolling Springs Area
Near Spring Lake, North Carolina
Anderson Creek Township
Harnett County

BEGINNING at the northwest corner of Lot 23 as shown on a plat entitled ROLLING SPRINGS, SECTION FIVE and recorded in Map Book 20, Page 9 of the Harnett County Registry, North Carolina, said point also being in the southern right-of-way of Hickory Drive as shown on said Map Book 20, Page 9 and running thence with a curve to the right having a radius of 85.25 feet, a chord bearing of North 46 degrees West and a chord distance of 103.18 feet, for an arc length of 110.82 feet to a point of reverse curvature; thence along a curve to the left having a radius of 25.00 feet, a chord bearing of North 46 degrees 22 minutes West and a chord distance of 30.09 feet for an arc length of 32.29 feet to a point; thence North 83 degrees 22 minutes West 38.70 feet to a point; thence North 06 degrees 40' West 60.00 feet to a point; thence South 83 degrees 22 minutes 38.70 feet to a point; thence along a curve to the right having a radius of 85.00 feet, a chord bearing of South 46 degrees 22 minutes West and a chord distance of 102.31 feet for an arc length of 109.78 feet to a point of reverse curvature; thence along a curve to the left having a radius of 25.25 feet, a chord bearing of South 46 degrees 36 minutes East and a chord distance of 30.56 feet for an arc length of 32.82 feet to a point; thence South 83 degrees 40 minutes East 0.54 feet to a point, said point being the southwest corner of Lot 24 of said Map Book 20, Page 9, said point also being a point in the northern margin of said Hickory Drive; thence with the western line of said Map Book 20, Page 9 South 06 degrees 40 minutes West 60.00 feet to the point and place of Beginning, containing 10,908 square feet more or less and being a portion of that tract of land described and recorded in Deed Book 560, Page 63 of the said Harnett County Registry, North Carolina.

The above description was prepared by Mark R. Seffels, PLS No. L3533 of Averette Engineering Co., P.A. of Fayetteville, N.C., from Plats and Deeds of record, and other maps.

Mark R. Seffels



PARCEL 5 AS CORRECTED



BEING all of Lots 29, 32, 35, 40, 41, 44, 45, 47, 49, 50, 51, 52, 53, and 54 in a subdivision known as ROLLING SPRINGS, SECTION 5, according to a plat of same recorded in Map Book 20, Page 9, Harnett County, North Carolina Registry.

The purpose of this re-recording is to delete Lots 65 and 72 due to them already being conveyed.

Unrecorded Document



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
COURTHOUSE
P.O. BOX 279
LILLINGTON, NC 27546

Filed For Registration: 10/19/2001 12:30:24 PM

Book: RE 1549 Page: 653-660

Document No.: 2001018051

DEED 8 PGS \$20.00

Recorder: TRUDI C SMITH

State of North Carolina, County of Harnett

The foregoing certificate of JEANETTE B. FERRELL Notary is certified to be correct. This 19TH of October 2001

KIMBERLY S. HARGROVE, REGISTER OF DEEDS By:

Trudi C Smith
Deputy/Assistant Register of Deeds

Record of poor quality due to condition of original document

2001018051

2001018051

UNOFFICIAL COPY



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
COURTHOUSE
P.O. BOX 279
LILLINGTON, NC 27546

Filed For Registration: 02/27/2002 10:36:08 AM
Book: RE 1594 Page: 382-392
Document No.: 2002003727
CORR/DEED 11 PGS \$39.00
Recorder: TRACY B TAYLOR

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE, REGISTER OF DEEDS

By: Tracy B. Taylor
Deputy/Assistant Register of Deeds

2002003727

2002003727