

HARNETT COUNTY TAX ID#

010525 0204
010525 0126
+ other
7-5-18 BY MT

FOR REGISTRATION
 Kimberly S. Hargrove
 REGISTER OF DEEDS
 Harnett County, NC
 2018 JUL 05 01:11:13 PM
 BK:3620 PG:523-526
 FEE:\$26.00
 EXCISE TAX:\$320.00
 INSTRUMENT # 2018009643
 TWESTER



2018009643

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 010525 0203, 010525 0204, 010525 0205, 010525 0207, 010525 0209, 010525 0211, 010525 0126, 010525 0125, and part of 010525 0122 01

Mail after recording to L. Holt Felmet, P.O. Box 1689
 Lillington, NC 27546

This instrument was prepared by L. Holt Felmet

Brief Description for the
 index

Lots 5, 6, 7, 8, 9, & 10 of Section
 One, Anderson Estates, 63 acres of
 Neill Duncan Shaw lands, Martha Butts
 residence, and Blanche Shaw parcel,
 Anderson Creek Township, Harnett
 County, North Carolina

Revenue: \$320.00

THIS DEED made this **July 5, 2018**, by and between

GRANTORS

ANN SHAW BUTTS, unmarried
 333 Bill Shaw Road
 Spring Lake, North Carolina 28390

GRANTEES

TIMOTHY BROOKS ROWE
 136 Donnas Lane
 Spring Lake, North Carolina 28390

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 **Anderson Creek** Township, **Harnett** County, North Carolina and more particularly described as follows:

TRACT ONE: PARCEL #s: 010525 0204, 010525 0205, 010525 0207, 010525 0209 and 010525 0211

BEING all of lots number 5, 6, 7, 8, 9 and 10, Section I, Anderson Estates, as shown on a map of Anderson Estates by Piedmont Engineering Company, dated October 22, 1970, and recorded in Map Book 16, Page 32, Harnett County Registry.

Said lots were acquired by Martha Shaw Butts under provisions of the Last Will and Testament of Annie C. Shaw, File No. 15-E-153; said lots were later acquired by Ann Shaw Butts under provisions of the Last Will and Testament of Martha Shaw Butts, File No. 17-E-290.

TRACT TWO: PARCEL #: 010525 0126

All of the lands of Neill Duncan Shaw owned at his death on June 7, 1951, a 2/3rds interest in which was inherited by Martha S. Butts under the Last Will and Testament of Annie C. Shaw which was probated in Harnett County File # 15-E-153 and a 1/3rd interest in which Martha S. Butts inherited by intestacy as one of three children, at the death of her father, Neill Duncan Shaw; said parcel was later acquired by Ann Shaw Butts under provisions of the Last Will and Testament of Martha Shaw Butts, File No. 17-E-290; said lands are to include the following parcels A and B:

Parcel A: BEGINNING at a stake on the South side of the road, J. T. Shaw's corner and runs South 41° West 32.60 chains to a Cypress on the east side of Anderson's Creek in J. S. Shaw's line; thence North $79-1/4^{\circ}$ East 11.80 chains to a stake and pine and oak pointers, a corner of J. S. and N. D. Shaw; thence North 48° East 4.00 chains; thence North $83-1/2^{\circ}$ East 10.50 chains; thence South $54-1/2^{\circ}$ East 4.00 chains; thence North $37-1/2^{\circ}$ East 4.00 chains; thence South $80-1/2^{\circ}$ East 5.00 chains; thence South 61° East 6.50 chains to a stake, formerly in Torquil Shaw line, now Neill West corner; thence as the Torquil Shaw old line North $23-1/2^{\circ}$ West 20.00 chains to stake in said line, J. T. Shaw's corner; thence North $50-1/2^{\circ}$ West 17.38 chains to the place of BEGINNING, containing $44-1/4$, forty-four and one-quarter acres, more or less.

LESS AND EXCEPT those parcels conveyed at Book 568, Page 238, Harnett County Registry; and Book 721, Pages 126-127, Harnett County Registry.

See Book 185, Page 8, for conveyance into Neill Duncan Shaw.

Parcel B: A parcel of land lying immediately to the South of the Parcel A described by metes and bounds as follows: BEGINNING at a stake and pine and oak pointers, formerly a corner of J. S. and N. D. Shaw; thence North 48° East 264 feet; thence North $83-1/2^{\circ}$ East 693 feet; thence South $54-1/2^{\circ}$ East 264 feet; thence North $37-1/2^{\circ}$ East 244 feet; thence South $80-1/2^{\circ}$ East 330 feet; thence South 61° East 429 feet to a stake, formerly in Torquil Shaw line, later a Neill West line; thence South $33^{\circ} 03' 32''$ West, as the line of Donovan, a distance of 745.48 feet approximately to the northeast corner of a tract of land owned, now or formerly, by the C. B. West heirs; thence approximately North 30° West, a distance of approximately 1,983 feet to the point and place of beginning, containing approximately 16.75 acres, more or less.

Parcel B has been mapped by the Harnett County Tax office as part of Parcel Identification Number 010525 0126 because of differences in an old survey line descriptions between Parcel A above as set out in that deed dated January 18, 1916, and the parcel described in a division deed to three tenants in common dated April 15, 1880, (but not recorded until February 3, 1920) making it difficult to determine how far south Parcel A stretches and how far north the tenant in common parcel stretches which is described in that division deed which is recorded at Book 195, Page 34, Harnett County Registry; said deed at Book 195, Page 34 is an allotment of land to Neil Shaw, Duncan Shaw, and Gilbert Shaw (children of Torquill Shaw - Gilbert Shaw was father of Neill Duncan Shaw named in conveyances of Parcel A), as tenants in common; Parcel B is wet natured and county tax files indicate that Parcel B was a part of a 257 acre parcel foreclosed on for taxes and conveyed to the Board of Commissioners of Harnett County on July 2, 1923, by Sheriff's Deed recorded in the Sheriff's Deed Book, at Page

78, in the Office of the Register of Deeds of Harnett County and, since 2006, the parcel of land to the south of Parcel B above has been listed on Harnett County GIS records as being owned by the County of Harnett; since the said County, through its tax office, has been recognizing Parcel B as being a part of that parcel identified by Parcel Id No. 010525 0126 and has been levying and collecting taxes thereon from the owners of Parcel A, it is assumed that Harnett County, as adjoining landowner to the tract of land identified by said parcel identification number, now acknowledges ownership of Parcel B by Ann Shaw Butts, Grantor in this instrument.

TRACT THREE: PARCEL #: 010525 0126 (part of)

BEGINNING at a stake in the southern margin of County Road S.R. 1120, and runs thence with the present line between W. H. Elliot, Jr. and wife, Frances H. Elliot, and Norman G. Shaw, Annie C. Shaw and Martha S. Butts, tenants in common, North 41° 53' 45" East 681.57 feet to a stake, a corner with lots heretofore conveyed to Norman G. Shaw; thence with a line of said lots North 33° 15' 40" West 292.40 feet to a stake in the southern margin of said S.R. 1120; thence with and along the southern margin of said S.R. 1120, South 21° 24' 30" West 807.55 feet to a stake in said margin, the point of the BEGINNING, and containing 2.21 acres, more or less, being Tract 2 according to map of Piedmont Engineering Company made July 23, 1971, said map of record in Map Book N/A, Page N/A, Registry of Harnett County, North Carolina, and being a small portion of the lands described in Book 541, Page 10, Registry of said County, in deed from Martha B. McD. Shaw, widow, and many other names in said deed. And this being one of two cross-deeds between the said parties conveying small parcels from one to the other along County Road NCSR 1120.

A one-third interest having been acquired by Martha Shaw Butts by deed at Book 568, Page 239, Harnett County Registry; a two-thirds interest having been acquired by Martha Shaw Butts under provisions of the Last Will and Testament of Annie C. Shaw, File No. 15-E-153; said parcel was later acquired by Ann Shaw Butts under provisions of the Last Will and Testament of Martha Shaw Butts, File No. 17-E-290.

TRACT FOUR: Parcel No. 010525-0125

BEGINNING at the iron pipe in the Eastern margin of State Road No. 1144 (60 feet right-of-way) Harnett County, North Carolina, said beginning iron pipe also being South 33° 09' 01" East a distance of 125.04 feet from the Northwest corner of the Angus Ray property and the Northeast corner of the N.D. Shaw property recorded in Book 185, Page 8, Harnett County Registry, North Carolina, which this is a part; and running thence with the Western boundary line of the said Angus Ray property and the Eastern boundary line of the N. D. Shaw property South 46° 26' East a distance of 878.67 feet to an iron pipe in the said Eastern margin of State Road No. 1144; thence the following courses and distances through the said N. D. Shaw property, which this is a part, South 79° 34' 11" West a distance of 733.43 feet to an iron pipe; thence North 06° 32' 24" East a distance of 743.19 feet to the point and place of BEGINNING and containing 5.984 acres according to a survey and map made by Elderidge R. Barefoot, Jr., Registered Land Surveyor, L-2495 dated May 28, 1981.

A 2/3rds interest in this Tract 4 was conveyed to Martha S. Butts by her two siblings by deed recorded at Book 721, Pages 126-127, Harnett County Registry and a 1/3rd interest was inherited by Martha S. Butts by intestacy as one of three children, at the death of her father, Neill Duncan Shaw; said parcel was later acquired by Ann Shaw Butts under provisions of the Last Will and Testament of Martha Shaw Butts, File No. 17-E-290.

TRACT FIVE: Parcel No. 010525-0122 (1/2 interest)

The one half interest previously owned by Martha Shaw Butts at her death and the other one half interest originally granded to Ann Shaw Butts in that certain tract or parcel of land containing 5.53 acres, more or less, as shown on that map recorded as Map #2000-510, Harnett County Registry, reference to which is hereby made for greater certainty of description. The aforesaid parcel was was conveyed to Hal Butts and wife, Martha S. Butts, a one half interest and Ann Shaw Butts, a one half interest by deed dated June 26, 2000, and recorded at Book 1448, Pages 618-622, Harnett County Registry; Martha S. Butts became sole owner of said one half interest held by she and her late husband as surviving tenant by the entirety upon the death of Hal Butts on January 20, 2009; said one half interest previously belonging to her parents was later acquired by Ann Shaw Butts under provisions of the Last Will and Testament of Martha Shaw Butts, File No. 17-E-290..

Pursuant to N.C.G.S. § 105-317.2, the above described property does include the primary residence of Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3557, Pages 63-67, Harnett County Registry.

A map showing the above described property is recorded as .

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:

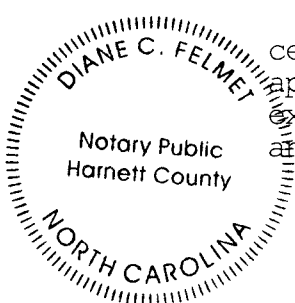
1. 2018 and subsequent years *ad valorem* tax.
2. Usual highway, telephone and utility easement of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Ann Shaw Butts (SEAL)
Ann Shaw Butts

**NOTARY
STAMP-SEAL**

STATE OF NORTH CAROLINA, COUNTY OF HARNETT



I, the undersigned, a Notary Public, do hereby certify that **Ann Shaw Butts**, grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this **5th day of July, 2018**.

Diane C. Felmet
Notary Public

My commission expires: September 9, 2019