

HARNETT COUNTY TAX ID #
070588-0140-18

08-14-2020 BY: SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Aug 14 10:39 AM NC Rev Stamp: \$ 44.00
Book: 3852 Page: 996 - 997 Fee: \$ 26.00
Instrument Number: 2020013991

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$44.00

Parcel Identifier No. 070588-0140-18 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Law Office of Adam Lane Gregory, PLLC - PO Box 960, Erwin, NC 28339

Brief description for the Index: Lot 18, Phase II, Riverland Estates

Delinquent taxes, if any, are to be paid by Adam Lane Gregory, a North Carolina attorney, to the County Tax Collector upon disbursement of the closing proceeds

THIS DEED made this 13 day of August, 2020, by and between

GRANTOR
BAMV, Inc. a North Carolina Corporation

Forwarding Address:
117 Brittmoore Court
Garner, NC 27529

GRANTEE
Seven Magnolias Construction, Inc.

Property Address:
65 Tyler Godwin Rd.
Erwin, NC 28339

Mailing Address:
14288 NC Hwy 210
Angier, NC 27501

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, parcel of land or condominium unit situated in the City of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 18, Phase II, Riverland Estates, as shown on plat entitled "RIVERLAND ESTATES (RESIDENTIAL HOME SITE) PHASE II" dated September 9, 2002, prepared by Joyner Piedmont surveying and recorded as Map 2003-989, Harnett County Registry, which plat is incorporated by reference herein for a more particular description thereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3852 Page 929, Harnett County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2003, Page 989.

submitted electronically by "Law Office of Adam Lane Gregory, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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, other than the following exceptions:

- 1. Ad valorem taxes for the year 2020 and thereafter.
- 2. Easements, restrictions, and rights of way of record in the Harnett County Register of Deeds.
- 3. Easement, covenants, restrictions and rights-of-way of record, including but not limited to covenants recorded in Deed Book 2066, at Page 517, Harnett County Registry, and re- recorded in Deed Book 2488, at Page 381, Harnett County Registry, and Amendments to Protective Covenants recorded in Book 3093, at Page 53, Harnett County Registry, and matters shown on maps recorded as 2003-989 and 2001-771, together with subsequent amendments thereof and other covenants of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

BAMV, Inc, A North Carolina Corporation

BY: *Patrick B. Ford*
Patrick B. Ford, President

NORTH CAROLINA

Harnett COUNTY

I, Adam Lane Gregory, a Notary Public of Harnett County and State aforesaid, certify that Patrick B. Ford, personally appeared before me this day and acknowledged that he is the President of BAMV, Inc, a North Carolina Corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 13 day of August, 2020.

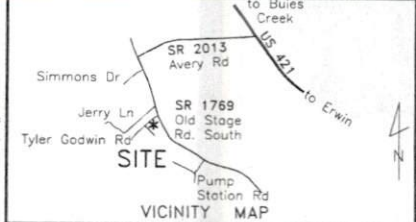
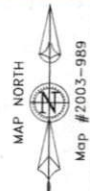
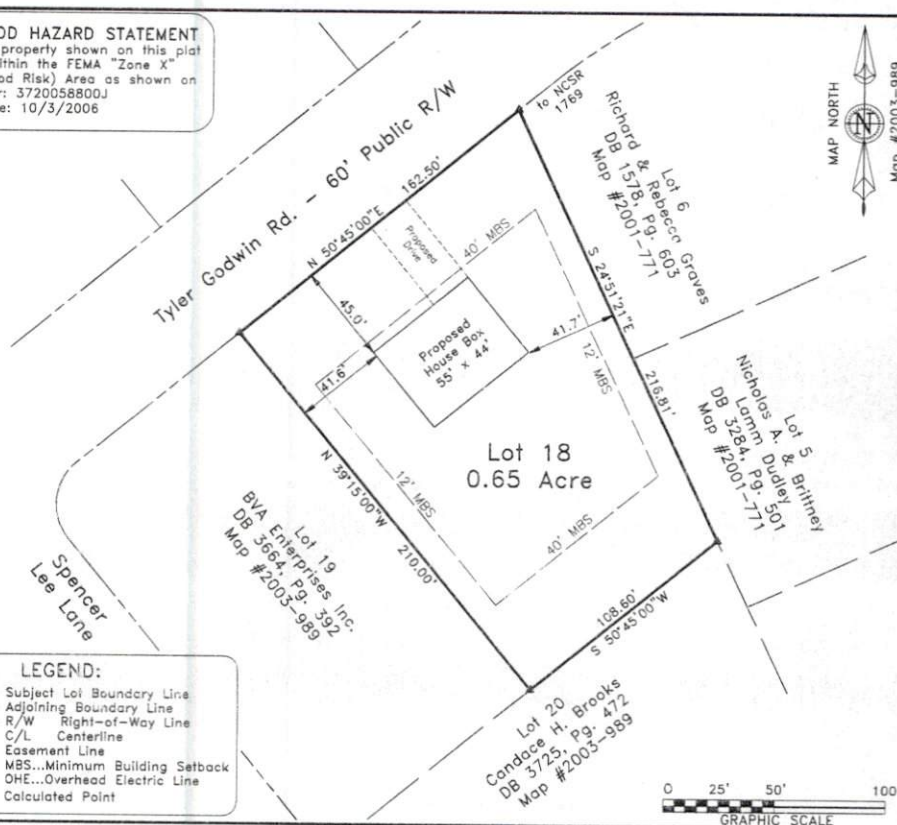
Adam Lane Gregory
Notary Public Name: Adam Lane Gregory



(SEAL)

My Commission Expires: 12-17-2023

FEMA FLOOD HAZARD STATEMENT
 The subject property shown on this plat is located within the FEMA "Zone X" (Minimal Flood Risk) Area as shown on FIRM Number: 3720058800J
 Effective date: 10/3/2006



~ 65 Tyler Godwin Rd., Erwin ~
 Lot 18, Riverland Estates, Map #2003-989
 Deed Book 3852, Page 996

Survey For
Seven Magnolias Construction Inc.

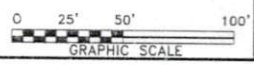
Grove Twsp. - Erwin ETJ - Harnett County
 Scale: 1" = 50' Date: Aug. 24, 2020

Surveyed & Mapped By
STREAMLINE LAND SURVEYING, Inc.
 NC FIRM C-1898
 870 NC 55 W, Coats, N.C. 27521
 Phone: 910-897-7715

~PRELIMINARY PLOT PLAN~
 - Not an actual survey-
 This plan represents proposed improvements to a lot of record. This plan is subject to review and approval by County Planning and Inspections Departments.

NOT FOR RECORDATION

- LEGEND:**
- Subject Lot Boundary Line
 - - - Adjoining Boundary Line
 - - - R/W Right-of-Way Line
 - - - C/L Centerline
 - - - Easement Line
 - - - MBS...Minimum Building Setback
 - - - OHE...Overhead Electric Line
 - ▲ CP Calculated Point



DATA\0588\200821NO.dwg (L18-PlotPlan)

APPROVED

July 15 2002

HARNETT CO. PUBLIC UTILITIES
PO BOX 1119
LILLINGTON, NC 27548

WILLIAM P. JOHNSON
Deed Book 412, Page 366

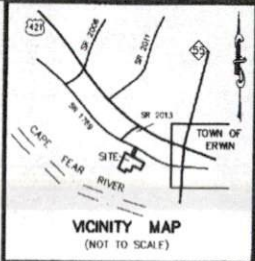
I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Ordinance of the Town of Erwin, North Carolina and that this plat has been approved by the Erwin Planning Board for Recording in the Office of the Register of Deeds of Harnett County.

JERRY G. JOHNSON
98 E 454

Tract Surveyed Being a Portion of that Tract Recorded in Deed Book 1610, Page 179 of the Harnett County Register of Deeds.

CLIFTON H. JOHNSON
Deed Book 418
Page 26

TPS 2013
CL SP 2013
CL SP 2013



NUMBER OF LOTS CREATED: 20
TOTAL SUBDIVISION AREA: 17.70 Ac.
AREA OF SMALLER LOT:
0.58 Ac. (25066 sq ft)

NOTE: All interior lot lines will have a 10' utility & drainage easement (5' on each side of property line.)

- LEGEND:
FIP Found Iron Pipe
SIP Silt Iron Pipe
FCM Four Concrete Monument
FPC Four P.C. Nail
FNS Four P.C. Nail
FRB Four Rebar
SRB Silt Rebar
R/W Right of Way
C Completed Point
FRRS Found Railroad Spike
SRRS Silt Railroad Spike
AVS Found Ase
FLK Found Lighted Knob

GLENN GODWIN
JUDY M. LUCAS
Deed Book 1610
Page 179
39.0 Ac. Remaining
(By Deduction)

The lot (s) on this plat have been evaluated by a private consultant. Based on this review, it appears that lot (s) on this plat meet applicable regulations. Note that final approval for each lot requires issuance of the appropriate Harnett County Health Department permits for specific use and siting in accordance with regulations in force at the time of permitting. This certification does not represent approval or a permit for any use.

NORTH CAROLINA
HARNETT COUNTY
This Map/Plat was presented for registration and recorded in this office at Map Number 2003-989
on this 17 day of October 2002 at 10:16 o'clock A.M.
By: *Sharon K. Finn*
Deputy Register of Deeds

GLENN GODWIN
JUDY M. LUCAS
Deed Book 1610
Page 179

I hereby certify that I am the owner of the property shown and described hereon, which is located in the unincorporated portion of the Town of Erwin and that I hereby adopt this plan of subdivision with my free consent, subject to minimum building setbacks and dedication of streets, sidewalks, water, sewer, and other utility easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and waterlines to the Town of Erwin.

RIVER EDGE FARM, L.L.C.
Deed Book 1101, Page 382
Plat Cabinet "T", Slide 425-B
Map Book 7, Page 2, Tract 2
FOR REGISTRATION IN THE REGISTER OF DEEDS
HARNETT COUNTY, NC
2003 OCT 17 10 18 AM
BK 2003 PG 389-390 FEE \$21.00

This is to certify that I have consulted the Federal Insurance Administration Plac Hazard Boundary Maps and found that the above property described is NOT located in a special flood hazard area.

DEED REFERENCE:
Deed Book 1610, Page 179
Map # 2001-771

NOTES:
This property does not appear to be located within 2000 feet of N. C. Grid Monumentation.
All measurements shown are horizontal ground measurements unless otherwise noted.
Area calculated by computer.
Set #4 rebar at all corners unless otherwise indicated.
"C" Denotes Control Corner.
Lots to be Served by Public Water and Individual Septic Tanks. Placement and Sizes to be Determined on a Lot by Lot Basis.
Proposed Street to be Public and Dedicated to the Town of Erwin.
This Tract and All Adjoining Tracts Zoned RA-30 by the Town of Erwin.
5' Utility Easement Reserved Along the R/W of New Streets.
Lots 1-8 Previously Surveyed and Shown as Plotted Recorded as Map # 2001-771 of the Harnett County Register of Deeds.

I hereby certify that all streets, utilities and other required improvements have been installed in a manner approved by the appropriate state or local authority and according to Town specifications and standards in the Subdivision or that guarantee the installation of the required improvements in an amount and manner satisfactory to Town of Erwin has been retained, and that the filing fee for this plat, in the amount of \$_____, has been paid.

State of North Carolina
County of Harnett
Christine Luedke Wallace
Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date 10/17/03
Christine Luedke Wallace
Review Officer

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	385.00	50.24	25.15	50.20	N54°29'17"E	67°28'54"
C-2	385.00	105.50	53.68	106.16	N66°09'02"E	15°50'56"
C-3	25.00	38.37	23.09	34.64	N30°13'50"E	87°42'00"
C-4	25.00	38.99	27.82	33.71	N63°32'15"W	87°46'30"
C-5	325.00	132.31	67.06	131.39	S62°24'45"W	23°19'30"
C-6	25.00	39.27	25.00	35.36	N05°45'00"E	90°00'00"
C-7	25.00	39.27	25.00	35.36	S84°15'00"E	90°00'00"
C-8	395.00	141.83	71.89	141.07	S40°27'48"W	20°34'23"
C-9	455.00	115.31	57.96	115.00	N37°26'13"E	14°31'13"
C-10	455.00	48.07	24.08	48.05	N47°43'28"E	06°03'11"
C-11	25.00	18.89	9.81	18.26	S17°50'00"E	42°50'00"
C-12	50.00	52.77	29.14	50.30	S36°39'00"E	60°28'20"
C-13	50.00	51.03	27.93	48.84	S66°07'32"E	58°28'22"
C-14	50.00	48.42	25.04	44.77	N38°02'25"E	53°11'40"
C-15	50.00	81.82	53.18	72.85	N35°19'13"W	93°31'36"
C-16	25.00	18.89	9.81	18.26	N60°40'00"W	42°50'00"

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED BY:
R.R. SUTHERLAND
DISTRICT ENGINEER
OCTOBER 10, 2002
DATE

RIVERLAND ESTATES
(RESIDENTIAL HOME SITE)
PHASE II
PROPERTY OF:
GLENN GODWIN and JUDY M. LUCAS
Route 1, Box 11, Erwin, NC 28339

GROVE TWP., HARNETT CO., N.C.
SURVEY BY: JOYNER PIEDMONT SURVEYING
P.O. Box 115, Dunn, N.C. 28334
Phone (910) 592-2511

SEPTEMBER 9, 2002
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft
ZONED: RA Parcel ID #: 07-0588-0140
REVISION: SEPTEMBER 30, 2002

map # 2003-989

I, J. Scott Walker, PROFESSIONAL LAND SURVEYOR NO. 4332, CERTIFY THAT THIS MAP IS OF A SURVEY THAT COMPLIES WITH THE REQUIREMENTS OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

J. Scott Walker
PROFESSIONAL LAND SURVEYOR NO. 4332

NORTH CAROLINA
HARNETT COUNTY

I, J. Scott Walker, a Professional Land Surveyor certify that this plat was drawn under my supervision from an actual survey made under my supervision (as described on record) and that the ratio of precision as stated on map, that the ratio of precision as calculated by latitude and departures is $\pm 1/10000$, that the boundaries not surveyed are shown as broken lines derived from information shown on map, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 17th day of October, A.D. 2002.

SURVEYED BY:
J. Scott Walker, P.L.S.
L-4332 835 Abbott Road
Coles, NC 27521
575G (910) 897-5753

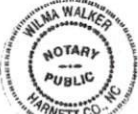
J. Scott Walker
Surveyor
L-4332
Registration Number

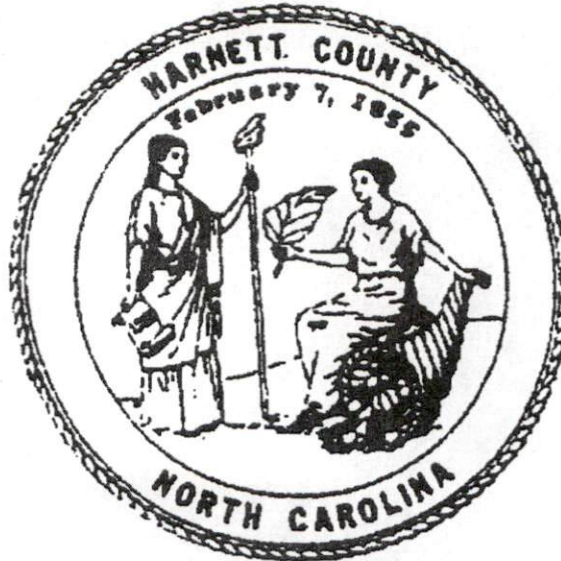


NORTH CAROLINA
HARNETT COUNTY

I, Wilma Walker, a Notary Public of the County and State aforesaid, certify that J. Scott Walker, a Professional Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of October, 2002.

Wilma Walker
Notary Public
My commission expires 03-21-2007.





KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 10/17/2003 10:16:55 AM
Book: PLAT 2003 Page: 989-990
Document No.: 2003021548
MAP 2 PGS \$21.00

Recorder: SHARON K FURR

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

By: Sharon K. Furr
Deputy/Assistant Register of Deeds

DO NOT DISCARD



2003021548