

HARNETT COUNTY TAX ID #
070588 0140 10

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: 994 - 995 Fee: \$ 26.00
Instrument Number: 2020013990

08-14-2020 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$44.00

Parcel Identifier No. 070588-0140-10 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 10, 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:
66 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 10, 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 918, 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

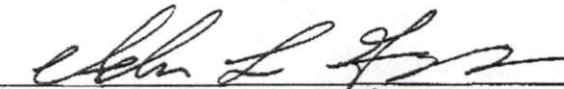
BY:


Patrick B. Ford, 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.


Notary Public Name: Adam Lane Gregory

(SEAL)



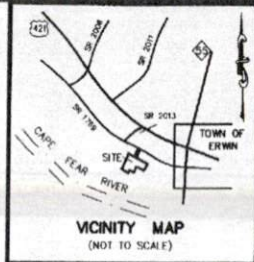
My Commission Expires: 12-17-2023

APPROVED

Oct 15 2002
HARNETT CO PUBLIC UTILITIES
PO BOX 1118
LILLINGTON NC 27448

I hereby certify that the subdivision plat shown hereon 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 Civil Planning Board for Recording in the Office of the Register of Deeds of Harnett County.

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



NUMBER OF LOTS CREATED: 20
TOTAL SUBDIVISION AREA: 17.70 Ac.
AREA OF SMALLEST LOT:
0.58 Ac. (25066 sq ft.)
MINIMUM SETBACK REQUIREMENT
Front -----40'
Side -----12'
Rear -----40'

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

WILLIAM F. JOHNSON
Deed Book 412, Page 366

JERRY G. JOHNSON
98 E 454
Chairman of the Planning Board
Erwin, North Carolina

CLIFTON H. JOHNSON
Deed Book 418
Page 26

- LEGEND:
FIP Found Iron Pipe
SIP Set Iron Pipe
FCM Found Concrete Monument
FPM Found P.K. Nail
FNS Found N.P.K. Nail
FRD Found Rebar
SBR Set Rebar
R/W Right of Way
C/L Centerline
CP Computer Plot
FRRL Found Railroad Spike
SSRS Set Railroad Spike
AVL Found Ase
FLK Found Lightwood Knot

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

10/15/02
Date
Environmental Health
10/15/02
Date
Environmental Health

NORTH CAROLINA
HARNETT COUNTY
This Map/Plat was presented for registration and recorded in this office of Map Number 2003-989
This is the day of October 2002 at 10:14 o'clock A.M.

By: *Brian K. Fun*
Assistant Register of Deeds

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

Don Barber (OWNER)
Kellee Godwin (OWNER)
Judy M. Lucas (OWNER)

RIVER EDGE FARM, L.L.C.
Deed Book 1101, Page 382
Plat Cabinet T-7, Side 425-B
Map Book 7, Page 2, Tract 2
FOR REGISTRATION REGISTER OF DEEDS
HARNETT COUNTY, NC
2002 OCT 17 10 16 55 AM
BY 2002 PG 300-990 FEE \$21.00

This is to certify that I have consulted the Federal Survey Administration Flood Hazard Boundary Maps and have 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



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 15th day of October, 2002.



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
"X" Denotes Control Corner.
Lots to be Served by Public Water and Individual Septic Tanks. Placement and Sites 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 on Plat 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 guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Erwin has been received, and that the filing fee for this plat, in the amount of \$21.00, has been paid.

State of North Carolina
County of Harnett
Christina Luella 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 10/17/02
Christina Luella Wallace Review Officer

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	585.00	50.24	25.15	50.20	N54°29'17"E	07°28'54"
C-2	385.00	106.50	53.58	106.15	N66°09'02"E	15°50'56"
C-3	25.00	38.27	24.02	34.64	N50°13'30"E	07°44'00"
C-4	25.00	38.90	27.82	33.71	N83°12'45"W	84°48'50"
C-5	325.00	132.31	67.08	131.39	S62°24'45"W	23°19'50"
C-6	25.00	39.27	25.00	35.36	N05°45'00"E	00°00'00"
C-7	25.00	39.27	25.00	35.36	S84°15'00"E	00°00'00"
C-8	395.00	141.83	71.69	141.67	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	24.06	48.05	N47°43'25"E	06°01'11"
C-11	25.00	18.69	9.81	18.58	S75°50'00"E	42°50'00"
C-12	50.00	52.77	29.14	50.39	S26°10'10"E	05°28'20"
C-13	50.00	51.03	27.99	48.84	S86°07'32"E	58°28'25"
C-14	50.00	46.47	26.04	44.77	N38°02'25"E	53°11'40"
C-15	50.00	46.87	26.18	44.77	N35°19'15"W	93°31'36"
C-16	25.00	18.69	9.81	18.29	N60°40'00"W	42°50'00"

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED BY:
R.R. Steiner, III
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. 28354
Phone (910) 892-2511

SEPTEMBER 9, 2002
GRAPHIC SCALE



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

SURVEYED BY:
J. Scott Walker, P.L.S.
L-4332
835 Abbotsford Road
Columbia, NC 27521
575G (910) 897-0763

Map # 2003-989



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