

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2019 Oct 29 04:19 PM NC Rev Stamp: \$ 287.00  
Book: 3750 Page: 686 - 688 Fee: \$ 26.00  
Instrument Number: 2019015902

HARNETT COUNTY TAX ID #  
02151612140013 04  
02151612140013 09  
02151312140013 10  
02151312140013 11  
02151312140013 12  
10-29-2019 BY: SB

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Prepared By and Mail To:  
P. Tilghman Pope, Esquire  
Pope Law Group, P.A.  
Post Office Box 928  
Dunn, North Carolina 28335

Revenue: \$287.00

Parcel No.: Parcel One: 02151612140013 04  
Parcel Two: 02151612140013 09  
Parcel Three: 02151312140013 10  
Parcel Four: 02151612140013 11  
Parcel Five: 02151612140013 12

NORTH CAROLINA  
HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 29th day of October, 2019, by and between **Long Branch Holding Company, LLC, a North Carolina Limited Liability Company**, Post Office Box 928, Dunn, North Carolina 28335, hereinafter referred to as Grantor, and **RP Wellons Land & Development, LLC**, Post Office Box 730, NC 28335, hereinafter referred to as Grantee;

WITNESSETH:

NOW, THEREFORE, 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 **Averasoboro Township**,

submitted electronically by "Pope Law Group, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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

**BEING all of Lot 1, containing 2.605 acres; Lot 2, containing 2.813 acres; Lot 3, containing 3.020 acres; Lot 4, containing 3.227 acres and Lot 5, containing 3.644 acres, according to that survey and plat entitled "*Minor Subdivision (15.31 acres total) Property of: Long Branch Holding Company, LLC*", prepared by Joyner Piedmont Surveying, dated April 12, 2019 and recorded in **Map Book 2019, Page 220**, Harnett County Registry. See said plat reference for a greater certainty by metes and bounds.**

This being the same property conveyed in deeds recorded in Book 1127, Page 447; Book 1844, Page 850; Book 1844, Page 854 and Book 2053, Page 30, Harnett County Registry.

**THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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. General utility easements for phone and power purposes and access easements.
2. Roadways, and rights-of-way of record and those visible by inspection of the premises.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. Such facts that would be revealed by a recent as-built survey on the subject tract by a registered land surveyor.

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.

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

LONG BRANCH HOLDING COMPANY, LLC

By: P. Tilghman Pope  
P. Tilghman Pope, Manager

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

I, Karen B. McLamb, a Notary Public, do hereby certify P. Tilghman Pope, Manager of Long Branch Holding Company, LLC personally appeared before me this day and acknowledged the due executions the foregoing document on behalf of said company.

WITNESS my hand and notarial seal this 29 day of October, 2019.

Karen B. McLamb  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/9/2023

