

HARNETT COUNTY TAX ID#

040693 0047

040693 0039

040693 0035

+ Others Listed

9-15-23 BY MMC



Instrument #: 2023015567
Recorded: 09/15/2023 08:19:25 AM
Fee Amt: \$26.00 Page 1 of 6
Excise Tax: \$14,400.00
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 4207 PG 1567 - 1572 (6)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$14,400.00 NO TITLE SEARCH NOR TAX ADVICE GIVEN

Parcel Identifier No. 040693 0047, 040693 0039, 040693 0035, 040693 0030, 040693 0013 01, 040693 0018 & 040693 0013 Verified by _____ County on the ____ day of _____, 20__

By:

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: Multiple Tracts, Black River Township

THIS DEED made this _____ day of September, 2023, by and between

GRANTOR

GRANTEE

Kathy Hart Stancil (widow)

IOM Developers, Inc., a North Carolina corporation

466 Stancil Road
Angier, NC 27501

466 Stancil Road
Angier, NC 27501

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Black River Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

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

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

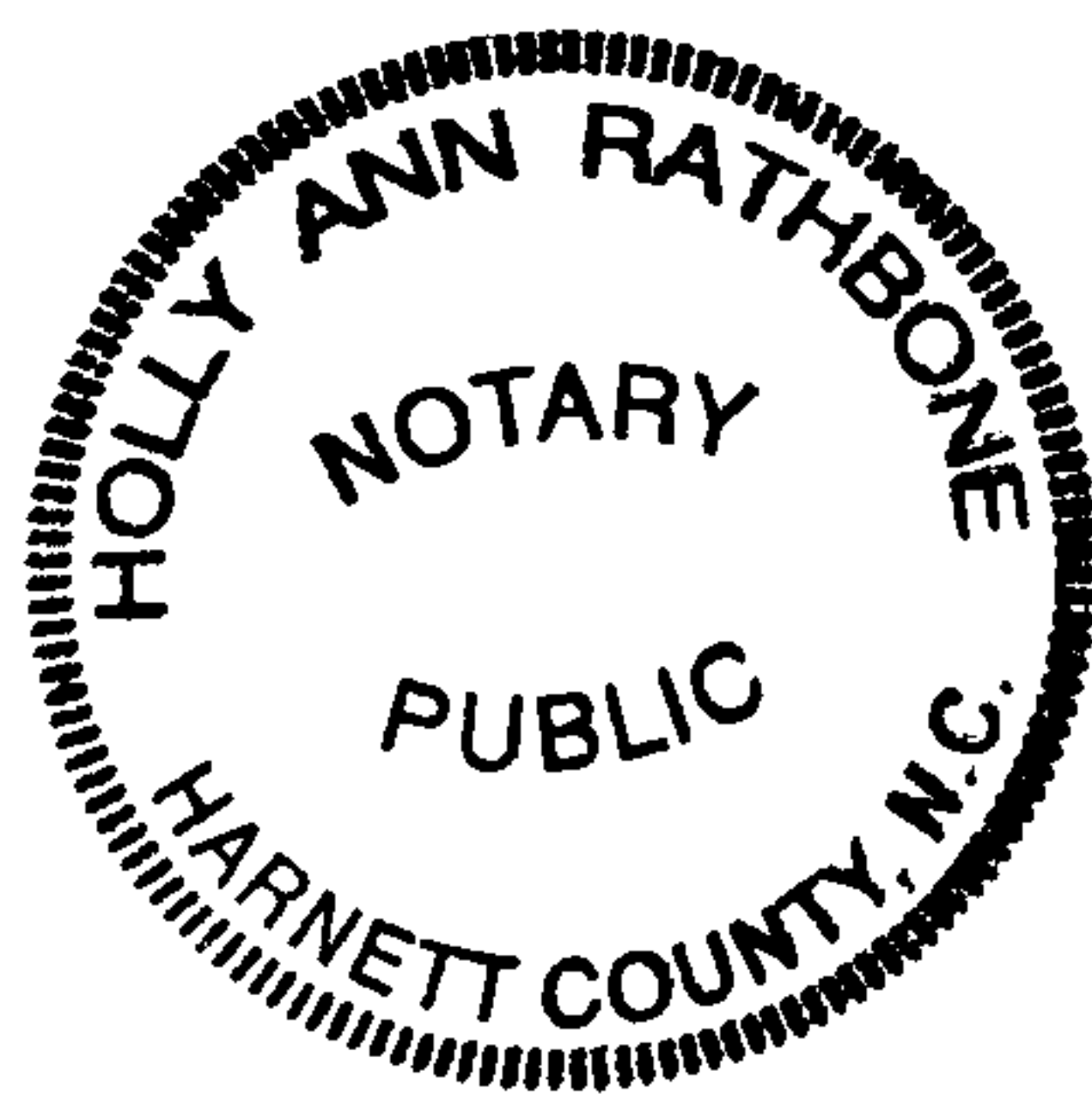
GRANTOR(S):

Kathy Hart Stancil (SEAL)
Kathy Hart Stancil

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Kathy Hart Stancil personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of September, 2023.

Holly Ann Rathbone
Holly Ann Rathbone
Notary's Printed or Typed Name
My Commission Expires: 8/27/28



(Affix Seal)

EXHIBIT A
Property Descriptions

PIN #040693 0047

TRACT NO. 1: 36.520 acres, Black River Township.

All of that certain parcel of land containing 36.520 acres, more or less, situate in Black River Township, Harnett County, North Carolina, located approximately 1.8 miles East of the Town of Angier, and bounded now or formerly on the West by the lands of Evelyn Wilson, on the North by the lands of Ray Stancil, on the East by the lands of Raythell G. Adams, and on the South by State Road 1500. Said lands are more fully described as follows:

BEGINNING at a nail over an existing iron stake in the center line of State Road 1500, said beginning point being the northeast corner of Tract No. 2 and southeast corner of Tract No. 3 of the Sallie Johnson lands as surveyed and mapped by W. J. Lambert, Registered Land Surveyor, dated December 31, 1956, and runs thence as a common dividing with the said Tract No. 3 North 1 degree 35 minutes 0 seconds East 408.0 feet to an iron stake; thence continuing as a common dividing line with said Tract No. 3 North 13 degrees 24 minutes 04 seconds East 847.71 feet to an existing iron pipe, the southeast corner of the Trent Wilson property; thence as a common dividing line with the Trent Wilson property North 13 degrees 37 minutes 03 seconds East 276.29 feet to an existing iron stake, corner with the property of Ray Stancil described in deed recorded in Book 685, page 772, Harnett County Registry; thence as common dividing lines with the hereinabove referenced property of Ray Stancil, the following courses and distances: South 85 degrees 37 minutes East 541.20 feet to a stake corner; South 3 degrees 22 minutes West 198.0 feet to a stake corner; South 86 degrees 37 minutes East 132 feet to a stake; South 23 degrees 07 minutes East 132 feet to a stake; South 16 degrees 07 minutes East 198 feet to a stake; South 85 degrees 37 minutes East 283.8 feet to a point in the pond; thence South 58 degrees 37 minutes East 148.50 feet to a common corner with the property of Raythell G. Adams as described by deed recorded in Book 374, page 137, Harnett County Registry; thence as a common dividing line with said property of Raythell G. Adams South 31 degrees 22 minutes West 604.56 feet to an existing axle; thence South 63 degrees 13 minutes 17 seconds West 400.76 feet to an existing axle near Sutton's Branch, corner with Tract No. 6 of the Carey M. Dupree farm as surveyed by W. J. Lambert, Registered Land Surveyor, dated January 24, 1950; thence as a common dividing line with such tract, same presently being owned by Raythell G. Adams, North 19 degrees 51 minutes 25 seconds West 412.50 feet to an iron stake; thence as another common line with the property of the said Raythell G. Adams South 50 degrees 4 minutes 51 seconds West 201.30 feet to an existing lightwood stake; thence as still another common dividing line with the property of Raythell G. Adams South 4 degrees 33 minutes 18 seconds West 264 feet to an iron stake corner; thence as a final dividing line with the said Raythell G. Adams property South 18 degrees 37 minutes 23 seconds West 227.62 feet to a nail in the center line of State Road 1500; thence along the center line of State Road 1550 the following courses and distances: North 81 degrees 52 minutes 23 seconds West 32.21 feet; North 80 degrees 56 minutes 17 seconds West 74.93 feet; North 79 degrees 06 minutes 30 seconds West 22.45 feet; North 77 degrees 08 minutes 40 seconds West 49.93 feet; North 73 degrees 08 minutes 5 seconds West 49.97 feet; North 67 degrees 19 minutes 44 seconds West 49.97 feet; North 61 degrees 29 minutes 00 seconds West 28.13 feet; North 56 degrees 49 minutes 43

seconds West 51.46 feet; North 51 degrees 31 minutes 25 seconds West 50.0 feet; North 48 degrees 11 minutes 57 seconds West 39.99 feet; and thence North 44 degrees 31 minutes 12 seconds West 41.27 feet to the point of beginning, and being a parcel of property containing 36.520 acres, more or less, as shown on map number L-H-BR-98 by Thomas Lester Stancil, Registered Land Surveyor, dated December 1, 1980.

And being the same property conveyed to Roswell Adams by D. L. Adams and wife, Nicy I. Adams, in a deed dated March 29, 1939, and recorded in Book 269, page 459, Harnett County Registry.

For chain of title information, see Book 717, page 533, Harnett County Registry.

PIN #040693 0039

TRACT No. 2: 27.667 acres, Black River Township.

Being all of Tract B, containing 27.667 acre total, 0.310 acre road right-of-way, 27.357 acre net, as shown on map recorded in Plat Cabinet E, Slide 6-A, Harnett County Registry, and Plat Book 33, page 95, Johnston County Registry.

Reference is made to Estate of John Washington Woodall, File No. 87-E-264.

For chain of title information, see Book 906, page 817, Harnett County Registry.

PIN #040693 0035

TRACT No. 3: 11.10 acres.

BEGINNING at an iron axle corner near a corn crib with Mrs. Sallie Johnson and runs thence with the said Mrs. Johnson's line, North 74 degrees West 6.0 chains to a stake corner with Red Oak pointers in G. D. Woodley's line; thence with line of the said Woodley's North 24 degrees East 7.10 chains to a stake corner with Lot No. 2, in a reedy swamp; thence with the line of Lot No. 2, South 80 degrees East 12.00 chains to a stake corner with Lots Nos. 1, 2, and 3; thence with line of Lot No. 4, South 7 degrees West 10.05 chains to a stake corner with Lot No. 4 in line of Lot No. 5; thence with line of Lot No. 5, North 87 degrees West 7.75 chains to a stake corner with Lot No. 5 in Mrs. Sallie Johnson's line; thence North 13 degrees East 3.25 chains to the BEGINNING station and is 11.10 acres, more or less. Reference is made to Tract no. 3 of Special Proceeding #2699 dated March 1, 1939, and registered in the Superior Court of Harnett County, North Carolina.

For chain of title information, see Book 762, page 381, Harnett County Registry.

PIN #040693 0030

TRACT No. 4: 56.22 acres, Black River Township.

BEGINNING on the run of Long Branch corner to Knox Gardener and runs with said Gardner's line South 87 degrees 30 minutes East 19 chains to a stake; thence North 24 degrees East 15 chains; thence South 80 degrees East 12 chains to a corner on the East side of the road near the barn; thence South 88 degrees East 3.90 chains; thence North 7 degrees East 6.92

chains; thence North 88 degrees East 3.90 chains to a corner in the road; thence with the road north 7 degrees East 3.10 chains to another corner in the road; thence North 87 degrees 30 minutes West 13 chains to the run of Long Branch; thence down the run of said branch, about South 27 degrees West 26.50 chains to the beginning, and being 56.22 acres, more or less.

And being the same lands conveyed to T. S. Lipscomb (now deceased) and wife, Eliza S. Lipscomb, by L. A. Stephens and wife, Mabel H. Stephens, by deed dated December 22, 1947, and recorded in Book 305, at page 89, Harnett County Registry. Thereafter Eliza S. Lipscomb conveyed her interest in said lands to her husband, Thomas S. Lipscomb by deed dated April 9, 1964, and recorded in Book 449, at page 2, Harnett County Registry.

For chain of title information, see Book 816, page 490; and Book 816, page 495, both of record in Harnett County Registry.

PIN #040693 0013 01, 040693 0018, 040693 0013
TRACT No. 5:

Parcel No.: 1.50 acres, Black River Township.

BEGINNING at a stake corner with George D. Woodley and Paul Broadwell in the center of the path, and runs thence with said George D. Woodley North 87 degrees 30 minutes West 7.60 chains to a corner at end of a terrace; thence with terrace as follows: North 17 degrees 30 minutes East 3.00 chains, North 45 degrees East 1.00 chain, North 67 degrees 45 minutes East 1.00 chain, North 85 degrees 30 minutes East 2.00 chains and South 79 degrees 15 minutes East 1.45 chains; thence leaving terrace and running South 68 degrees 45 minutes East 3.60 chains to a stake corner in Paul Broadwell's line; thence with said Paul Broadwell's line 3.15 chains to the beginning and is 1.50 acres, more or less. For further reference see Deed dated February 10, 1944, from John Adams to Katie Adams, recorded in Book 289, page 278 of the Harnett Country Registry of Deeds.

Parcel No. 2: 20 acres, Black River Township.

BEGINNING at a stake corner in the run of Sutton's Branch with corner of Lot No. 5 and runs thence with line of Lot No. 5 North 87 degrees West 15.80 chains to a stake corner in line of Lot No. 5 with corner of Lot No. 3; thence with the line of Lot No. 3 North 7 degrees East 10.05 chains to a stake corner with Lot NO. 1; thence with the line of Lot No. 1 North 7 degrees East 6.92 chains to a stake corner in Paul Broadwell's line; thence with his line South 88 degrees East 7.50 chains to a stake corner with pointers in the run of Sutton's Branch; thence down the run of Sutton's Branch as it meanders to the beginning station and is 20 acres, more or less, and is designated as Lot No. 4 in the division of the lands of B. F. Woodell, deceased. The same being Lot No. 4 in the division of the lands of the late B. F. Woodell which was allotted and assigned to Eula Woodell in said division, entitled "Eula Woodell et als vs George D. Woodley," of record in the Office of the Clerk Superior Court of Harnett County, and likewise recorded in the Office of the Register of Deeds of said County. For further reference see Deed dated October 21, 1940, from W. E. Salmon, Sheriff of Harnett County to Katie Adams, recorded in Book 275, page 393, of the Harnett County Registry of Deeds.

Parcel No. 3: 28 ½ acres, Black River Township.

Lot #1 in the division of the lands of the late J. C. Adams, containing 28 ½ acres, more or less, and allotted to John Adams in said division, and bounded as follows, to-wit:

BEGINNING at a stake corner in the Long Branch; thence up the said branch 17.50 chains to a gum corner at the head of said branch; thence South 76 degrees East 4 chains to a stake corner in old field; thence South 33 degrees West with a line of Lot #2, 17.90 chains to a stake corner with Lots Nos. 2 and 3; thence with a line of Lot #3 due West 12.10 chains to a stake corner in the Smith old line; thence with said line due North 1.50 chains to the Smith old corner; thence North 2 degrees East 13.85 chains to the beginning, and is 28 ½ acres, more or less. This parcel of land is less a 1.50 acre tract which was deeded to Katie Adams by Deed dated February 10, 1944, recorded in Book 289, page 278 of the Harnett County Registry. For a further description reference is made to the Special Proceeding, Docket #1022, entitled, "John Adams et als vs Joseph Adams et als" in the Office of the Clerk Superior Court of Harnett County.

For chain of title information, see Book 949, page 888, Harnett County Registry.