



Doc ID: 014161690002 Type: CRP
 Recorded: 07/26/2018 at 09:23:56 AM
 Fee Amt: \$26.00 Page 1 of 2
 Revenue Tax: \$0.00
 Pitt County, NC
 Lisa P. Nichols REG OF DEEDS

BK **3700** PG **477-478**

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinion with respect thereto, unless contained in a separate written certificate.

NORTH CAROLINA
 PITT COUNTY

WARRANTY DEED

Tax Parcel Identification: 0028015

Revenue Stamps \$N/A

The following conveyance does not include the Grantor's primary residence.

Brief description for the Index: 4.19 Acres, Swift Creek Township

THIS DEED is made and entered into this 19th day of July, 2018, by and between **MURPHY-BROWN, LLC**, a Delaware Limited Liability Company, with an office at 2822 Highway 24 West, Warsaw, NC 28398, (successor to **MURPHY FARMS, INC.**), Grantor; and **ROMMIE O'NEAL HILL, JR.**, 744 Whiteflash Road, Mount Olive, NC 28365, Grantee;

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 said 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, those certain tracts or parcels of land lying and being in Swift Creek Township, Pitt County, North Carolina, and described as follows:

BEGINNING at a point in the Northeasterly line of SR 1725 at the Raymond Stuart Beamon Southwest corner, and which point is 577.9 feet Westwardly from the centerline of a culvert passing under SR 1725, and from said beginning point running N 54-34 E and along the Raymond Stuart Beamon and wife Western line 290.40 feet to a stake, a corner; thence S 34-02 E and along the Beamon Northern line 150 feet to a stake in the line of David Wilson; thence N 54-34 E and along the David Wilson line 554.6 feet to a stake on the canal; thence N 35-08 W and along the canal 237 feet to a point at the intersection of another canal; thence down the canal S 58-51 W 841.27 feet to a point in the Northeasterly right of way line of SR 1725; thence S 34-02 E along the Northeasterly right of way line of SR 1725 150 feet to the beginning, **CONTAINING 4.19 ACRES** by actual survey shown on map made by Irvin A. Staton, R.S., dated October 4, 1974, a copy of which is attached to deed recorded in Book A-43, Page 321, Pitt County Registry, and made a part hereof. Being Tract D conveyed by Deed dated April 11,

Mail

Prepared by John P. Edwards, Jr.

Attorney at Law, 124 West James Street, Post Office Drawer 120, Mount Olive, North Carolina 28365-0120 (SAS)

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2002, from Carlton L. Buck and wife, Letha M. Buck, to Murphy Farms, LLC, recorded in Book 1287, Page 598, in the Pitt County Registry.

This conveyance is made subject to the Pitt County ad valorem taxes.

TO HAVE AND TO HOLD the aforesaid land and premises, together with all privileges and rights thereunto belong to the said Grantee in fee simple absolute.

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.

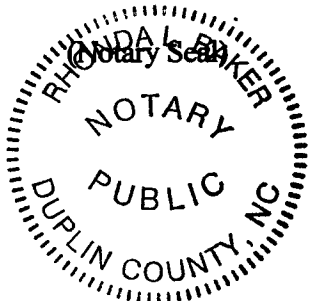
IN WITNESS WHEREOF, MURPHY-BROWN, LLC, has caused this instrument to be executed in its name by its Manager, all as the act and deed of said limited liability company and all by authority duly given, the day and year first above written.

**MURPHY-BROWN, LLC
(successor to MURPHY FARMS, INC.)**

By: *Joan M. Lee* (SEAL)
Joan M. Lee, Manager

NORTH CAROLINA
DUPLIN COUNTY

I, the undersigned Notary Public in and for said State and Duplin County, do hereby certify that **Joan M. Lee, Manager of MURPHY-BROWN, LLC, a North Carolina Limited Liability Company, (successor to MURPHY FARMS, INC.),** personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of **MURPHY-BROWN, LLC;** and I have seen satisfactory evidence of her identity by a current state or federal identification with the principal's photograph in the form of a North Carolina driver's license, and that she acknowledged to me that she voluntarily signed the foregoing instrument for the purposes stated therein and in the capacity above indicated. Witness my hand and notarial seal, this 23RD day of July, 2018. My commission expires March 23, 2021.



Rhonda L. Baker
Notary Public