

**2022002038**

ANSON COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$50.00

PRESENTED & RECORDED  
08/26/2022 02:49:51 PM  
GREG L EUDY  
REGISTER OF DEEDS  
BY: OLIVIA TUCKER  
DEPUTY  
BK: LD 1302  
PG: 328 - 332

Excise Tax **\$50.00**

Recording Time, Book and Page

Account No.	050-002-633-00	Parcel Identifier No.	7425-00-76-7100
	050-002-631-00		7425-00-76-5321
	050-002-630-00		7425-00-76-2536

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

\*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail after recording to \_\_\_\_\_

The draftsman attorney has made no record search or title examination of the property described herein and expresses no opinion as to title or tax consequences unless contained in a separate written certificate.

This instrument was prepared by FLAKE LAW FIRM, PLLC 123 East Martin Street, Wadesboro, N.C. 28170

Brief description for the Index \_\_\_\_\_

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 10<sup>th</sup> day of August, 2022, by and between

GRANTOR

GRANTEE

**JMG LAND & TIMBER, INC.,  
A North Carolina Corporation;  
OLD HICKORY LAND COMPANY,  
A North Carolina Corporation**

**Mailing Address:**  
2085 Stanback Ferry Road  
Lilesville, NC 28091

**WHITE PAW, LLC,  
A North Carolina  
Limited Liability Company**

**Mailing Address:**  
Post Office Box 3  
Clemmons, NC 27012

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of \_\_\_\_\_, Lilesville Township, Anson County, North Carolina and more particularly described as follows:

**SEE ATTACHED SCHEDULE "A"**

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

Submitted electronically by "Darren S Cranfill Attorney At Law PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the Memorandum of Understanding with  
the Office of the Register of Deeds of Anson County. NCGS 47-14(a1)(5).

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 515 at Page 339  
Anson County Registry

A map showing the above-described property is recorded in Plat Book A-176 page 6

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

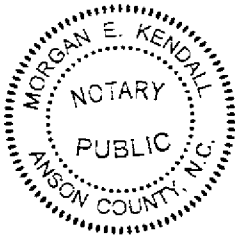
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

JMG Land & Timber, Inc.,  
A North Carolina Corporation

By: *Travis M. Goodwin* (SEAL)  
Travis M. Goodwin, President

SEAL/STAMP

STATE OF NORTH CAROLINA, COUNTY OF ANSON



I, Morgan E. Kendall, a Notary Public of the County and State aforesaid, certify that Travis M. Goodwin personally appeared before me this day and acknowledged that he/she is President of JMG Land & Timber, Inc., a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and official seal or stamp, this 10<sup>th</sup> day of August, 2022.

My Commission Expires: May 30<sup>th</sup>, 2026

*Morgan E. Kendall*  
Notary Public

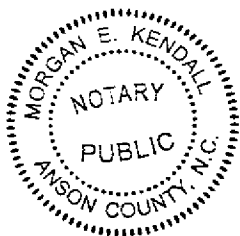
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Old Hickory Land Company,  
A North Carolina Corporation

By: *George C. Bower, Jr.* (SEAL)  
George C. Bower, Jr., President

SEAL/STAMP

STATE OF NORTH CAROLINA, COUNTY OF ANSON



I, Morgan E. Kendall, a Notary Public of the County and State aforesaid, certify that George C. Bower, Jr. personally appeared before me this day and acknowledged that he/she is President of Old Hickory Land Company, a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and official seal or stamp, this 10<sup>th</sup> day of August, 2022.

My Commission Expires: May 30<sup>th</sup> 2026

Morgan E. Kendall  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant - Register of Deeds

**SCHEDULE "A"**

**Lying and being located in Lilesville Township, Anson County, North Carolina, and more particularly described as follows:**

**PROPERTY ONE: (PIN 7425-00-76-7100)**

BEING all of "Lot 10C" containing 2.03 acres, more or less, and shown on that certain plat, plan, and survey entitled "SPENCER POINTE Subdivision," dated July 12, 2002, drawn by Richard L. Morrison, NCPLS, and recorded in Plat Book A-176, Page 6, Anson County Registry, reference to which plat, plan, and survey is hereby made for a more complete description of the aforesaid "Lot 10C" containing 2.03 acres, more or less, by metes, bounds, courses, and distances.

BEING a portion of the identical real property as was conveyed by International Paper Company to JMG Land & Timber, Inc., by deed dated May 11<sup>th</sup>, 2000, and recorded in Deed Book 515, Page 336, Anson County Registry.

ALSO BEING a portion of the real property as was conveyed (1/2 undivided interest) by JMG Land & Timber, Inc. to Old Hickory Land Company, by deed dated May 11<sup>th</sup>, 2000, and recorded in Deed Book 515, Page 339, Anson County Registry.

**PROPERTY TWO: (PIN 7425-00-76-5321)**

BEING all of "Lot 11A" containing 2.00 acres, more or less, and shown on that certain plat, plan, and survey entitled "SPENCER POINTE Subdivision," dated July 12, 2002, drawn by Richard L. Morrison, NCPLS, and recorded in Plat Book A-176, Page 6, Anson County Registry, reference to which plat, plan, and survey is hereby made for a more complete description of the aforesaid "Lot 11A" containing 2.00 acres, more or less, by metes, bounds, courses, and distances.

BEING a portion of the identical real property as was conveyed by International Paper Company to JMG Land & Timber, Inc., by deed dated May 11<sup>th</sup>, 2000, and recorded in Deed Book 515, Page 336, Anson County Registry.

ALSO BEING a portion of the real property as was conveyed (1/2 undivided interest) by JMG Land & Timber, Inc. to Old Hickory Land Company, by deed dated May 11<sup>th</sup>, 2000, and recorded in Deed Book 515, Page 339, Anson County Registry.

**PROPERTY THREE: (PIN 7425-00-76-2536)**

BEING all of "Lot 11C" containing 1.99 acres, more or less, and shown on that certain plat, plan, and survey entitled "SPENCER POINTE Subdivision," dated July 12, 2002, drawn by Richard L. Morrison, NCPLS, and recorded in Plat Book A-176, Page 6, Anson County Registry, reference to which plat, plan, and survey is hereby made for a more complete description of the aforesaid "Lot 11C" containing 1.99 acres, more or less, by metes, bounds, courses, and distances.

BEING a portion of the identical real property as was conveyed by International Paper Company to JMG Land & Timber, Inc., by deed dated May 11<sup>th</sup>, 2000, and recorded in Deed Book 515, Page 336, Anson County Registry.

ALSO BEING a portion of the real property as was conveyed (1/2 undivided interest) by JMG Land & Timber, Inc. to Old Hickory Land Company, by deed

dated May 11<sup>th</sup>, 2000, and recorded in Deed Book 515, Page 339, Anson County Registry.

This Conveyance is made subject to the following:

1. Easements, rights of way and reservations of record including the restrictions and easements for Spencer Pointe Subdivision a copy of which is attached to that certain deed recorded in Book 663, Page 301, Anson County Registry. The Easements and Restrictions are incorporated herein and made a part of this deed.
2. Restrictions, covenants and restrictions of record including the reservations of International Paper Company as described in Book 515, Page 336, Anson County Registry.
3. All matters of survey as shown on the survey referred to above and recorded in Plat Cabinet A-176, Page 6, Anson County Registry.
4. Grantor makes no warranty of title as to any proportion of the subject property located below the mean high water mark of any navigable body of water, nor are any riparian rights warranted.
5. The 2022 property taxes which shall be prorated at closing.
6. The right of way of the 30 foot wide Service Road which runs from Spencer Pointe Road to Lot 6D and across the western line of Lot 10C and across the eastern line of Lot 11A. The aforesaid Service Road is shown on the recorded survey recorded in Plat Book A-176, Page 6, Anson County Registry, referred to above.

This conveyance is made together with and subject to that certain non-exclusive right of ingress, egress and regress along Spencer Pointe Road and Buffalo Bay Drive as shown on the above-referred survey.