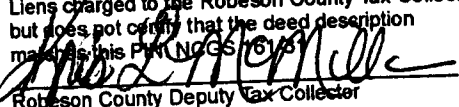


**2020010390**

ROBESON CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$128.00**  
PRESENTED & RECORDED  
12/14/2020 09:52:33 AM  
**VICKI L LOCKLEAR**  
REGISTER OF DEEDS  
BY: KYNIA JOHNSON  
DEPUTY

**BK: D 2261**  
**PG: 70 - 75**

This certifies that PIN: 01080400203;01080400203B;  
01080400203G is free of any delinquent Ad Valorem Tax  
Liens charged to the Robeson County Tax Collector;  
but does not certify that the deed description  
matches this PIN NC GS 161451  
  
Robeson County Deputy Tax Collector  
Kris L. McMillan



Monday, December 7, 2020

Submitted electronically by "Eric West, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Robeson County Register of Deeds.

Excise Tax \$ **128.00**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Parcel Nos.: **0108-04-00203;**  
**0108-04-00203B; 0108-04-00203G TW**

Prepared by: ERIC WEST, Attorney at Law, PLLC  
Return to: ERIC WEST, Attorney at Law, PLLC

**\*\* PROPERTY \_\_\_ IS / \_\_\_ IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.**

Brief Description for the Index:

**115 Acres, SR 1131 – Alfordsville Township**

THIS DEED made this 7th day of December, 2020, by and between

GRANTOR	GRANTEE
<b>BRADY JACK ANDERSON and wife, MORGANNE T. ANDERSON</b>	<b>STEVEN RULLI and wife, KIMBERLY RULLI</b>
2695 Eldredge Lane Sumter, SC 29153	1709 Arabia Road Raeford, NC 28376

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

Alfordsville Township, **Robeson** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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, the day and year first above written.

*Brady Jack Anderson* (Seal)  
Brady Jack Anderson

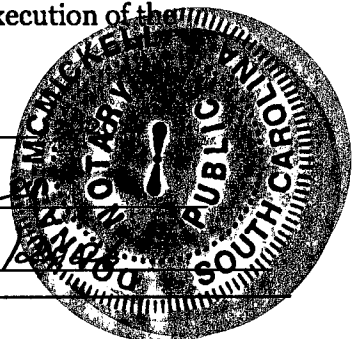
*Morganne T. Anderson* (Seal)  
Morganne T. Anderson

STATE OF SOUTH CAROLINA  
COUNTY OF *Sumter*

I, *Donna S. McMichael*, a Notary Public for said County and State, do hereby certify that **Brady Jack Anderson and Morganne T. Anderson**, personally known to me and personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official seal this the *17<sup>th</sup>* day of December

*Donna S. McMichael*  
Notary Public  
My Commission Expires: *3/1/2000*



## EXHIBIT "A"

**TRACT ONE (Parcel Nos. 0108-04-00203 and 0108-04-00203B):**

**BEGINNING** at an iron stake in the center of SR No. 1131 (Midway Road), said stake being North 20 degrees 43 minutes 54 seconds East 1128.26 feet from the centerline intersection of SR No. 113 and SR No. 1130 (Townsendville Road), also being at the center of where the SR No. 1131 crosses a small branch, and runs thence the various courses with the run of small branch, the line that if in a straight line, South 68 degrees 27 minutes 52 seconds West 1373.41 feet to an iron stake; thence South 01 degree 04 minutes 18 seconds West 172.11 feet to an iron stake; thence South 23 degrees 33 minutes 44 seconds West 148.34 feet to an iron stake; thence South 10 degrees 40 minutes 51 seconds East 203.33 feet to an iron stake; thence South 16 degrees 11 minutes 21 seconds East 160.86 feet to an iron stake; thence South 00 degree 40 minutes 01 second East 210.76 feet to a railroad spike in the center of SR No. 1131; thence South 00 degree 40 minutes 01 second East 24.54 feet to an iron stake; thence North 86 degrees 03 minutes 41 seconds West 410.00 feet (passing over an iron stake at 395.41 feet) to a point in the center of Shoe Heel Creek; thence the various courses with the run of Shoe Heel Creek, the line, that if in a straight line, North 06 degrees 52 minutes 49 seconds West 5,573.29 feet to a point in the center of Shoe Heel Creek, said point being witnessed by a concrete monument located 23.59 feet, North 58 degrees 28 minutes 26 seconds East of said point; thence South 84 degrees 13 minutes 43 seconds East 1613.47 feet to an iron stake; thence South 42 degrees 10 minutes 05 seconds West 282.53 feet to an iron stake; thence South 02 degrees 06 minutes 30 seconds East 333.55 feet to an iron stake; thence South 24 degrees 24 minutes 56 seconds East 315.55 feet to an iron stake; thence South 01 degree 50 minutes 29 seconds West 210.54 feet to an iron stake; thence South 34 degrees 47 minutes 06 seconds West 153.67 feet to an iron stake; thence South 06 degrees 35 minutes 41 seconds East 396.01 feet to an iron stake; thence South 19 degrees 39 minutes 45 seconds East 320.26 feet to an iron stake; thence South 30 degrees 47 minutes 19 seconds East 327.68 feet to an iron stake; thence North 75 degrees 22 minutes 51 seconds East 344.81 feet to an iron stake; thence South 18 degrees 12 minutes 05 seconds East 601.05 feet to an iron stake; thence South 73 degrees 41 minutes 17 seconds West 342.28 feet to an iron stake; thence South 89 degrees 09 minutes 15 seconds West 318.73 feet to an iron stake; thence South 03 degrees 10 minutes 11 seconds West 239.64 feet to an iron stake; thence South 27 degrees 29 minutes 33 seconds East 153.53 feet to an iron stake; thence South 31 degrees 25 minutes 07 seconds West 154.36 feet to an iron stake; thence South 01 degree 46 minutes 44 seconds East 426.39 feet to an iron stake; thence North 86 degrees 36 minutes 11 seconds East 395.64 feet to a concrete monument; thence South 64 degrees 20 minutes 00 second East 429.70 feet (passing over a concrete monument at 399.77 feet) to an iron stake in the center of SR No. 1131; thence with the center of the road, South 30 degrees 03 minutes 09 seconds West 200.21 feet to the **BEGINNING**, containing 160.00 acres, more or less, as shown on map prepared by J.F. Wampler Engineering, Inc., dated March 29, 1993, revised April 7, 1993.

Being the same lands conveyed to the Grantor by Deed Book 1790, Page 230, Robeson County Registry.

**SAVING AND EXCEPTING FROM THE ABOVE-DESCRIBED TRACT OR PARCEL OF LAND the following described tracts or parcels of land which have been previously conveyed:**

- (1) Lying and being on the west side of, but not adjacent to Midway Road(SR No. 1131) and BEGINNING at an iron stake, a corner of certain lands now or formerly owned by McNair Investment Co. (Donald McRae Place), which said iron stake is located North 68 degrees 06 minutes 14 seconds West 429.65 feet; thence South 82 degrees 50 minutes 40 seconds West 395.56 feet; thence North 05 degrees 32 minutes 15 seconds West 426.30 feet; thence North 27 degrees 30 minutes 40 seconds East 154.35 feet; thence North 31 degrees 15 minutes 04 seconds West 153.51 feet and thence North 00 degrees 35 minutes 20 seconds West 239.62 feet from a PK nail located in the centerline of SR NO. 1131, which said PK nail is located, South 50 degrees 33 minutes 34 seconds West 4297.06 feet from North Carolina Grid Station RAEMON AZ MK, South 50 degrees 52 minutes 45 seconds West 4282.67 feet from a PK nail located at the point of intersection of the centerline of SR No. 1131 with the centerline of US Highway 501, and North 18 degrees 18 minutes 52 seconds East 1389.65 feet from a PK nail located at the point of intersection of the centerline of SR No. 1131 with the centerline of Townsendville Road (SR No. 1130); and running thence from said point and place of beginning, North 08 degrees 22 minutes 55 seconds East 598.11 feet to an iron stake, a corner of certain other lands now or formerly owned by McNair Investment Co. (McRae Place - Main Tract); thence as and with the McNair line, North 71 degrees 36 minutes 34 seconds East 344.73 feet to an iron stake; thence continuing as and with the McNair line, South 21 degrees 57 minutes 53 seconds East passing over a # 7 rebar at 79.76 feet for a total distance of 601.06 feet to an iron stake; thence continuing as the McNair line, South 69 degrees 56 minutes 43 seconds West 342.58 feet to an iron stake; thence continuing as the McNair line, South 85 degrees 23 minutes 28 seconds West 318.35 feet to an iron stake marking the point and place of BEGINNING, and containing 6.90 acres, more or less, as shown, located and described upon a survey and plat thereof prepared by William G. Martin, Registered Land Surveyor, dated August 8, 1996, and entitled 'Property Survey for Donnie & Cindy B. Chavis', and being the same tract of land designated FIRST TRACT in that certain deed from Lee Howell, Inc. to Donnie Chavis and wife, Cindy B. Chavis dated September 11, 1996 and recorded in the Robeson County Registry.
- (2) Lying and being on the west side of, but not adjacent to, Midway Road (SR 1131) and BEGINNING at an iron stake, a corner of certain lands now or formerly owned by McNair Investment Co. (Donald McRae Place), which said iron stake is located North 68 degrees 06 minutes 14 seconds West 429.65 feet and thence South 82 degrees 50 minutes 40 seconds West 395.56 feet from a PK nail located in the centerline of SR No. 1131, which said PK nail is located South 50 degrees 33 minutes 34 seconds West 4297.06 feet from North Carolina Grid Station RAEMON AZ MK, South 50 degrees 52 minutes 45 seconds West 4282.67 feet from a PK nail located at the point of intersection of the centerline of SR No. 1131 with the centerline of US Highway 501 and North 18 degrees 18 minutes 52 seconds East 1389.65 feet from a PK nail located at the point of intersection of the centerline of SR No. 1131 with the centerline of Townsendville Road (SR No. 1130); and running thence from said point and place of beginning, South 38 degrees 02 minutes 16 seconds West 291.27 feet to a nail in a soil road; thence South 61 degrees 25 minutes 21 seconds East passing over an iron stake at a distance of 30.24 feet for a total distance of 642.58 feet to an iron stake in a branch; thence in a southwestward direction as and with the run of said branch (the line) the following courses and distances: South 14 degrees 09 minutes 10 seconds West 87.78 feet, South 51 degrees 09 minutes 13 seconds West 63.01 feet, South 14 degrees 40 minutes 00 seconds West 132.92 feet,

South 55 degrees 23 minutes 08 seconds West 161.56 feet, North 74 degrees 07 minutes 16 seconds West 105.89 feet, North 89 degrees 54 minutes 44 seconds West 498.19 feet, South 73 degrees 48 minutes 06 seconds West 90.37 feet to an iron stake, and South 86 degrees 09 minutes 28 seconds West passing over an iron stake at a distance of 269.32 feet for a total distance of 294.32 feet to a point in the run of Shoe Heel Creek; thence in a northward direction as and with the run of Shoe Heel Creek (the line) the following courses and distances: North 40 degrees 54 minutes 16 seconds West 106.24 feet, North 69 degrees 21 minutes 40 seconds East 95.65 feet, North 33 degrees 13 minutes 40 seconds East 308.03 feet, North 10 degrees 03 minutes 20 seconds West 74.06 feet, South 88 degrees 35 minutes 15 seconds West 37.73 feet, North 34 degrees 30 minutes 07 seconds West 79.26 feet, North 13 degrees 32 minutes 30 seconds East 149.26 feet, North 57 degrees 02 minutes 46 seconds West 73.81 feet, South 62 degrees 12 minutes 47 seconds West 78.12 feet, North 16 degrees 41 minutes 42 seconds West 162.65 feet and North 41 degrees 58 minutes 02 seconds East 127.97 feet to another point in said Creek which is located North 89 degrees 09 minutes 02 seconds West 796.96 feet from the iron stake marking the point and place of beginning; thence South 89 degrees 09 minutes 02 seconds East passing over an iron stake at a distance of 40 feet for a total distance of 796.95 feet to the iron stake marking the point and place of BEGINNING, and containing 17.90 acres, more or less, as shown, located and described upon a survey and plat thereof prepared by William G. Martin, Registered Land Surveyor, dated August 9, 1996 and entitled 'Property Survey for Anthony Dian and Linda Faye Dial', and being the same tract of land designated as FIRST TRACT in that certain deed from Lee Howell, Inc. to Anthony Dial and wife, Linda Faye Dial, dated September 11, 1996 and recorded in the Robeson County Registry.

There is also conveyed the following described easement: A non-exclusive, perpetual right, privilege and easement for ingress, egress and regress to and from the above described tract or parcel of land, by whomsoever owned and being more particularly described as follows: A sixty (60) foot wide strip or parcel of land lying and being on the southern and then western side of and adjacent to the following described line (which line is the northernmost and then easternmost boundary of said easement): BEGINNING at a PK nail located in the centerline of SR No. 1131 (Midway Road), which said PK nail is located South 50 degrees 33 minutes 34 seconds West 4297.06 feet from North Carolina Grid Station RAEMON AZ MK, South 50 degrees 52 minutes 45 seconds West 4282.67 feet from a PK nail located at the point of intersection of the centerline of SR No. 1131 with the centerline of US Highway 501, and North 18 degrees 18 minutes 52 seconds East 1389.65 feet from a PK nail located at the point of intersection of the centerline of SR No. 1131 with the centerline of Townsendville Road (SR No. 1130); and running thence from said point and place of beginning, North 68 degrees 06 minutes 14 seconds West 429.65 feet to a concrete monument; thence South 82 degrees 50 minutes 40 seconds West 395.56 feet to an iron stake; thence North 5 degrees 32 minutes 15 seconds East 426.30 feet to an iron stake; thence North 27 degrees 39 minutes 40 seconds East 154.35 feet to an iron stake; thence North 31 degrees 15 minutes 04 seconds West 153.51 feet to a point; thence North 00 degree 35 minutes 20 seconds West 239.62 feet to an iron stake; thence North 08 degrees 22 minutes 55 seconds East 598.11 feet to the iron stake marking the point and place of ENDING, as shown, located and described upon a survey and plat thereof prepared by William G. Martin, Registered Land Surveyor, dated August 8, 1996, and entitled 'Property Survey for Donnie & Cindy B. Chavis', a copy of which is attached to the above

referred to deed from Lee Howell, Inc. to Donnie Chavis and wife, Cindy B. Chavis dated September 11, 1996 and recorded in the Robeson County Registry.

This conveyance is made expressly subject to any and all easements, rights of ways and restrictive covenants of record, if any, and is also subject to that certain sixty (60) foot wide non-exclusive, perpetual right of way easement as shown on plat attached to the above referred to deed from Lee Howell, Inc. to Donnie Chavis and wife, Cindy B. Chavis, dated September 11, 1996, recorded in the Robeson County Registry, which said plat is incorporated herein by reference, which said easement is the same as that described in the above described easement.

- (3) All of that 12.55 acres as conveyed by Deed dated May 13, 2019 from Brady Jack Anderson and wife, Morganne T. Anderson to Kerwin D. Chavis and Johnny Locklear recorded in Deed Book 2177, at Page 401, Robeson County Registry.
- (4) All of that 6.78 acres as conveyed by Deed dated August 12, 2019 from Brady Jack Anderson and wife, Morganne T. Anderson to Ronnie Dial and Jeffery Hunt recorded in Deed Book 2191, at Page 840, Robeson County Registry.

**Tract Two (Parcel No. 0108-04-00203G):**

In Alfordsville Township, Robeson County, North Carolina, about 0.5 mile Southwest of the US 501 and SR 1131 (Midway Road) intersection, on the North side of SR 1131, but not adjoining; on the West side of and adjoining a 60-foot road, bounded on all sides by other lands of the Grantor and being described as follows:

BEGINNING at an existing iron stake on the East side of a 60-foot road on the East line of the Southwest corner of the Keith Oxendine 6.90 acre tract with the tract of which this is a part; thence as the East line and Road, South 00 degrees 36 minutes 10 seconds East 109.51 feet; thence South 00 degrees 35 minutes 09 seconds East 101.69 feet to an iron stake; thence South 85 degrees 58 minutes 03 seconds West 481.01 feet to a stake in the Shoe Hill Swamp; thence North 00 degree 36 minutes 10 seconds West 296.06 feet to a stake in the swamp; thence South 83 degrees 56 minutes 24 seconds East 483.44 feet to the beginning, containing 2.50 acres, more or less road R/W excluded and being a part of the lands conveyed to the Grantor by Deed Book 1797, Page 120, Robeson County Registry.

Included in this conveyance is a 60 foot road R/W previously conveyed by Deed Book 1643, Page 824.