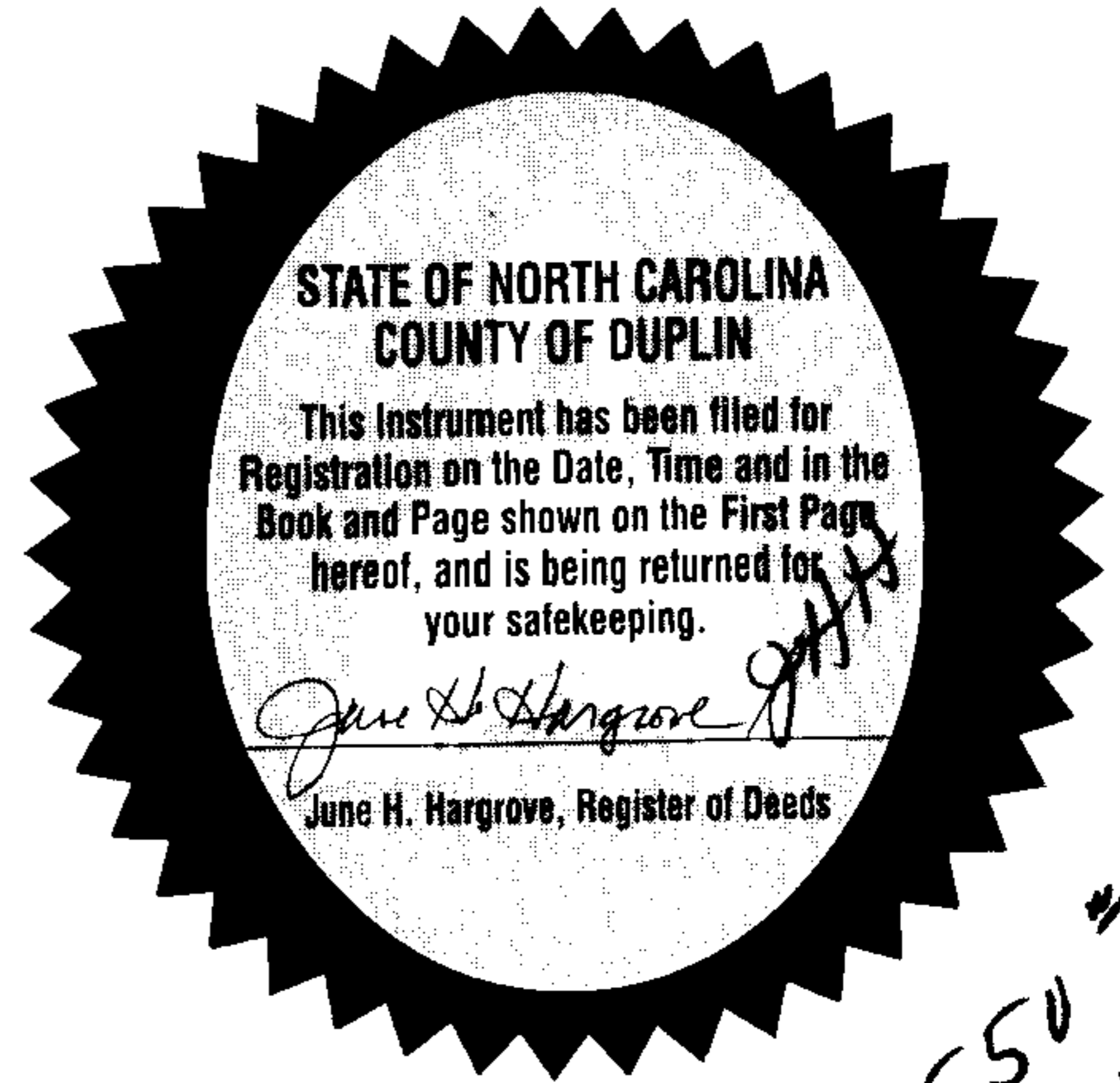




Doc No: 10018685  
 Recorded: 07/02/2018 12:00:59 PM  
 Fee Amt: \$26.00 Page 1 of 3  
 Excise Tax: \$1,550.00  
 Duplin County North Carolina  
 June H. Hargrove, Register of Deeds  
 BK 1875 PG 440 - 442 (3)



This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on Parcel Identification Number 09-3752 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.  
**GARY M. ROSE-TAX COLLECTOR/ASSESSOR**

By Cheri Lomis Tax Assistant Date 07/02/18

Excise Tax \$ 1550.00

Recording Time, Book and Page

1550 #  
262  
(3)

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 09-~~2557~~ 3752  
 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: Richard M. Hutson, II, Esq., Hutson Law Office, P.A., PO Drawer 2252-A, Durham NC 27702

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made June 22, 2018, by and between

GRANTOR	GRANTEE
<b>Family Investment and Real Estate Company,            a North Carolina corporation            2901 North Duke Street            Durham NC 27705</b>	<b>Blue Gem Inc.            a North Carolina corporation            1846 Banking St.            Greensboro NC 27408</b>

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 interest in all that certain lot or parcel of land situated in the Town of Wallace, Duplin County, North Carolina, and more particularly described as follows:

**BEGINNING** at a point in the eastern edge of the 100 foot wide right-of-way of Highway 117 in the Town of Wallace, said beginning point being the northwest corner of that certain 1.99 acre parcel of land heretofore sold to Hugh Heath, Jr., as recorded in Book 868, page 625, of the Duplin County Registry, and running thence from such beginning point so located with the eastern edge of said highway right-of-way North 10° 30' West 176.90 feet to the southwestern corner of that certain parcel of land heretofore sold to Branch Banking & Trust Company in Deed Book 694, page 91, of the Duplin County Registry; thence with the southern line of Branch Banking & Trust Company's property North 76° 23' 41" East 230.24 feet to the Bank's southeastern edge of the Old Teachey Road right-of-way; thence with the Old Teachey Road right-of-way South 53° 51' 03" East 291.40 feet to the northeastern corner of the property heretofore sold to Hugh Heath, Jr., in Deed Book 868, page 625, of the Duplin County Registry; thence with the northern line of the Heath property South 80° West 399.28 feet to the point of **BEGINNING**.

The above land being a portion of an 8.15 acre parcel of land heretofore conveyed as appears in Deed Book 634, page 541, of the Duplin County Registry. Further being the same lands described in Deed Book 917, page 192, of the Duplin County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1629, page 919, Duplin County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

1. 2018 ad valorem taxes
2. Rights of tenant in possession
3. Rights of others entitled thereto in and to the swale crossing the property.
4. Those matters as disclosed by that certain survey entitled "Physical Survey for Glandon Forest Equity, LLC", prepared by Johnny J. Williams Land Surveying, P.C., bearing the seal and certification of Daniel S. Normile, Professional Land Surveyor, dated July 23, 2008, as follows: (a) underground electrical; and (b) drop inlet.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

FAMILY INVESTMENT AND REAL ESTATE  
COMPANY

By: Robert N. Rosenstein, Pres.  
Robert N. Rosenstein, President

NORTH CAROLINA  
Durham COUNTY

I, the undersigned, a Notary Public of ~~the~~ Granville County and State aforesaid, certify that Robert N. Rosenstein, President of Family Investment and Real Estate Company, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22<sup>nd</sup> day of JUNE, 2018.

LeAnne Pollok  
Notary Public

My commission expires:

5-30-21

