

2023003431ROBESON CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00PRESENTED & RECORDED
04/13/2023 09:10:05 AM
VICKI L LOCKLEAR
REGISTER OF DEEDS
BY: KYNIA JOHNSON
ASSISTANT**BK: D 2397****PG: 854 - 857**

N.C.G.S 161-32(a1). This instrument prepared by: McCullers, Whitaker & Hamer, PLLC
a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the
closing attorney to the Robeson County Tax Collector upon disbursement of closing
proceeds.

Excise Tax **\$500.00****NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Block: _____ Lot: _____

Parcel Nos.: **1004-02-08009QN**

Prepared by: ERIC WEST, Attorney at Law, PLLC (*NO TITLE CERTIFICATION)
HOLD/RETURN TO: WHITAKER & HAMER

**** PROPERTY ___ IS / xx IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS**

Brief Description for the Index:

Lot No. Thirty-Two (32) – Oak Pointe Section Two (2)THIS DEED made this 28th day of March, 2023, by and between**GRANTOR**

**MIDSOUTH INVESTMENT GROUP,
LLC**
(a N.C. Limited Liability Company)

600-E Farringdom Street
Lumberton, NC 28358

GRANTEE

ANTHONY MORRIS, III,
309 Oak Pointe Circle E., Lumberton, NC
28358
as to a life estate subject to an executory
limitation

SUSAN MORRIS
309 Oak Pointe Circle E., Lumberton, NC
28358
as to a life estate subject to an executory
limitation

Religious Order of Jehovah's Witnesses,
a not-for-profit corporation organized in
New York
800 Red Mills Road
Wallkill, New York 12589
as to an executory interest and a
remainder.

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 for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell, and convey unto Grantees in fee simple, as follows:

Unto Anthony Morris, III, and his wife, Susan Morris, life estates to run consecutively for as long as either Anthony Morris, III, or Susan Morris live on the Property described below as their principal residence; and

Unto Religious Order of Jehovah's Witnesses, a not-for-profit corporation organized in New York, the remainder;

But, if Anthony Morris, III or Susan Morris moves from the Property and maintains a principal residence at another property, then his or her life estate shall automatically terminate, and when both life estates have so terminated, Religious Order of Jehovah's Witnesses shall own the Property in fee simple.

The term "principal residence" as used herein shall mean the location occupied by an individual described above as his or her permanent home, which address is (1) used for legal purposes such as obtaining a driver's license or filing income tax returns and (2) where the individual spends at least the majority of the calendar year and, when the individual is away from such address, it is the address to which he or she intends to return.

Being all of Lot No. THIRTY-TWO (32) as shown on map entitled "Oak Pointe, Section Two", prepared by John D. Powers, Jr., P.L.S., dated August 16, 2019 and recorded in Book of Official Maps No. 54, at Page 172, Robeson County Register of Deeds. Reference to said map is hereby made and incorporated herein for a more complete and accurate description of said lots.

SUBJECT to that certain Declaration of Restrictive and Protective Covenants and Conditions dated March 4, 1993 and recorded in Book 755, at Page 783, Robeson County Registry; that certain Supplemental Declaration of Restrictive and Protective Covenants and Conditions dated August 10, 2010 recorded in Deed Book 1777, at Page 296; that certain Supplemental Declaration of Restrictive and Protective Covenants and Conditions dated January 13, 2021 and recorded in Book 2264, at Page 825, Robeson County Registry, and subject to easements shown on the plat hereinabove referred to and as of record appear.

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.

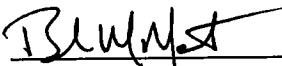
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and

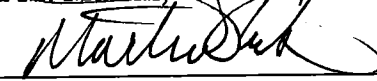
clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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 covenant, rights-of-ways and 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.

MIDSOUTH INVESTMENT GROUP, LLC

 _____ (Seal)
Brad M. Martin, Member/Manager

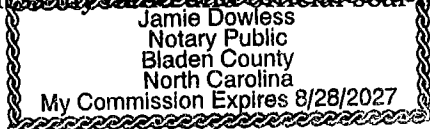
 _____ (Seal)
Martin G. Stark, Member/Manager

 _____ (Seal)
Gregory M. Caulder, Member/Manager

STATE OF NC
COUNTY OF Robeson

I, Jamie Dowless Notary Public of said County and State do hereby certify that Brad M. Martin, Member/Manager of Midsouth Investment Group, LLC, a North Carolina Limited Liability Company personally known to me and personally appeared before me and acknowledged the voluntary execution of the foregoing instrument on behalf of the Limited Liability Company and in the capacity state above.

Witness my hand and official seal this the 28th day of March, 2023.



Jamie Dowless (SEAL)

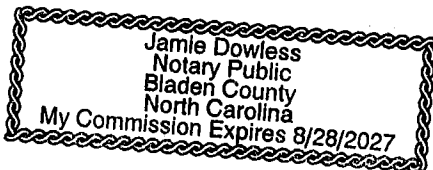
NOTARY PUBLIC

My Commission Expires: 08/28/2027

STATE OF NC
COUNTY OF Robeson

I, Jamie Dowless Notary Public of said County and State do hereby certify that Martin G. Stark, Member/Manager of Midsouth Investment Group, LLC, a North Carolina Limited Liability Company personally known to me and personally appeared before me and acknowledged the voluntary execution of the foregoing instrument on behalf of the Limited Liability Company and in the capacity state above.

Witness my hand and official seal this the 28th day of March, 2023.



Jamie Dowless (SEAL)

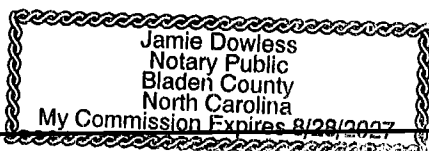
NOTARY PUBLIC

My Commission Expires: 08/28/2027

STATE OF NC
COUNTY OF Robeson

I, Jamie Dowless Notary Public of said County and State do hereby certify that Gregory M. Caulder, Member/Manager of Midsouth Investment Group, LLC, a North Carolina Limited Liability Company personally known to me and personally appeared before me and acknowledged the voluntary execution of the foregoing instrument on behalf of the Limited Liability Company and in the capacity state above.

Witness my hand and official seal this the 4th day of April, 2023.



Jamie Dowless (SEAL)

NOTARY PUBLIC

My Commission Expires: 08/28/2027