

2023005210ROBESON CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$812.00PRESENTED & RECORDED
06/01/2023 09:38:16 AM**VICKI L LOCKLEAR**
REGISTER OF DEEDS
BY: KYNIA JOHNSON
ASSISTANT**BK: D 2406****PG: 482 - 484**Excise Tax: **\$812.00****NORTH CAROLINA GENERAL WARRANTY DEED**Tax Block: _____ Lot: _____ Parcel No.: **1104-02-037; 1104-01-005****Prepared by & return to: Eric West, Attorney at Law**

This instrument was prepared by Eric West, Attorney at Law, a licensed NC attorney. Delinquent taxes, if any will be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index:

Robeson CountyTHIS DEED made this 1st day of June , 20 23 , by and between**GRANTOR****STEVEN W. TATUM**
(Free Trader)P.O. Box 1416
Elizabethtown, NC 28337**GRANTEE****LUCKY'S CAR LOT, LLC**
(a S.C. Limited Liability Company)3706 E. Hwy 76
Mullins, SC 29574

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

Being all of Tract One (1) – containing 119.05 acres, more or less and Tract Two (2) – containing 43.17 acres, more or less, as the same is shown on a map entitled “Survey For Steven W. Tatum to be conveyed to Lucky’s Car Lot, LLC”, prepared by Jerry W. Lee, PLS dated May 23, 2023 and recorded in Map Book 62, at Page 55, Robeson County Registry. Reference to said map is hereby made for a more accurate and particular description of said lot.

****Free Trader Agreement for Steven W. Tatum filed in Deed Book 700, Page 984 Bladen 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 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 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.

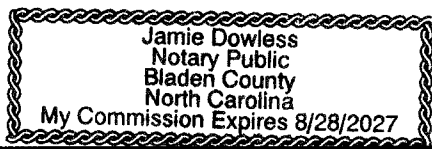
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

Steven W. Tatum (Seal)
Steven W. Tatum

STATE OF NORTH CAROLINA
COUNTY OF ROBESON

I, Jamie Dowless Notary Public of said County and State do hereby certify that Steven W. Tatum, personally known to me and personally appeared before me and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official seal this the 15th day of June, 2023.



Jamie Dowless (SEAL)
NOTARY PUBLIC
My Commission Expires: 08/28/2027