



Doc ID: 004691770004 Type: CRP
Recorded: 03/26/2018 at 11:54:54 AM
Fee Amt: \$491.00 Page 1 of 4
Revenue Tax: \$465.00
Polk, NC
Sheila Whitmire Register of Deeds

BK **432** PG **1039-1042**

Excise Tax \$465.00

Recording Time, Book and Page

Tax Parcel Identification No.: C7-C7 & p/o C7-C8

Verified by Polk County:



Mail after recording to See Below *

This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index

0.82 ac, Columbus Twp.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of March, 2018, by and between

GRANTOR

GRANTEE

EARGLE, REILLY AND ASSOCIATES, LLC
A North Carolina Limited Liability Company

DAN VAN NGUYEN and wife,
SAM THI NGUYEN

Address: P.O. Box 3
Columbus, NC 28722

Address: 721 Oak Street
Forest City, NC 28043

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 Town of Columbus, Columbus Township, Polk County, North Carolina and more particularly described as follows:

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR THE PURPOSES OF N.C.G.S. 105-317.2(2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 431, Page 762, Polk County Registry.

A map showing the above-described property is recorded in Card File F at Page 995.

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:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public or private streets, roadways, and/or easements;
- c. Subject to applicable Town of Columbus zoning ordinances, if any;

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.

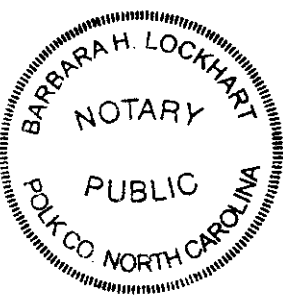
EARGLE, REILLY AND ASSOCIATES, LLC,
a North Carolina Limited Liability Company

 (SEAL)
WILLIAM GRIER EARGLE, Member/Manager

 (SEAL)
ADRIENNE REILLY, Member/Manager

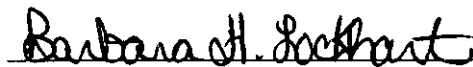
SEAL-STAMP

State of North Carolina, County of Polk



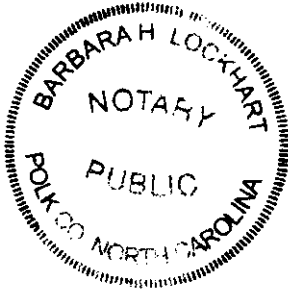
I, a Notary Public of the County and State aforesaid, certify that **WILLIAM GRIER EARGLE**, personally came before me this day and acknowledged that he is a Member/Manager of **EARGLE, REILLY AND ASSOCIATES, LLC, an North Carolina Limited Liability Company**, and that he as a Member/Manager, being authorized to do so, executed the foregoing on behalf of the Company.

Witness my hand and official stamp or seal, this 20th day of March, 2018.

My commission expires: 10-3-2021 
Notary Public

SEAL-STAMP

State of North Carolina, County of Polk



I, a Notary Public of the County and State aforesaid, certify that **ADRIENNE REILLY**, personally came before me this day and acknowledged that she is a Member/Manager of **EARGLE, REILLY AND ASSOCIATES, LLC, an North Carolina Limited Liability Company**, and that she as a Member/Manager, being authorized to do so, executed the foregoing on behalf of the Company.

Witness my hand and official stamp or seal, this 19th day of March, 2018.

My commission expires: 10-3-2021 Barbara H. Lockhart
Notary Public

EXHIBIT A

BEING Lot A containing 0.82 acre, more or less, and being shown and delineated on that certain plat entitled, "SURVEY FOR EARGLE, REILLY AND ASSOCIATES, LLC, COURT HOUSE COMMONS, Columbus Twp., Polk Co., No. Car.", dated January 8, 2018 and prepared by Butler Associates, Registered Land Surveyor (L-3033), said plat being duly recorded in Card File F, Page 995, in the Office of the Register of Deeds of Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said property pursuant to North Carolina General Statutes 47-30(g).

This being a portion of the property conveyed to Eargle, Reilly and Associates, LLC, a North Carolina Limited Liability Company by deed of Austin Pacific Corporation, a North Carolina Corporation, dated January 16, 2018 and recorded in Book 431 at Page 789 in the Office of the Register of Deeds for Polk County, North Carolina.

TMS#: C7-C7 & p/o C7-C8