



Doc ID: 004931900003 Type: CRP
 Recorded: 12/13/2022 at 10:48:35 AM
 Fee Amt: \$206.00 Page 1 of 3
 Revenue Tax: \$180.00

Polk, NC
 Sheila Whitmire Register of Deeds

BK 474 PG 2121-2123

**NO TITLE EXAMINATION
 PERFORMED BY PREPARER**

Excise Tax \$180.00

Recording Time, Book and Page

Tax Parcel Identification No.: p.o. P60-35

Assessor
 Collector
 Land Use

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

Lots A & B - 0.92 acres each - in Town of Columbus

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ____ day of December 2022, by and between

GRANTOR	GRANTEE
FEAGAN FAMILY 1, LLC, a North Carolina Limited Liability Company	MICKEY ALLEN PIERCE
Address: P.O. Box 309 Columbus, NC 28722	Address: 266 Holly Hill Drive Columbus, NC 28722

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 366 Page 882, Polk County Registry.

A map showing the above-described property is recorded in Card File G at Page 344.

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, specifically sewer line easement to Town of Columbus;
- b. Subject to all rights of way for public streets, roadways, and/or easements;
- c. Subject to any applicable provisions of the Town of Columbus zoning ordinances;

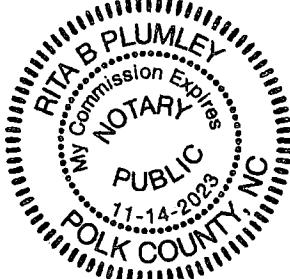
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

FEAGAN FAMILY 1, LLC



BY: PHILLIP R. FEAGAN (SEAL)

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF POLK

I, a Notary Public of the County and State aforesaid, certify that PHILLIP R. FEAGAN personally appeared before me this day and acknowledged that he is a Member/Manager of FEAGAN FAMILY 1, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of FEAGAN FAMILY 1, LLC, the foregoing instrument was signed and sealed in the name of the aforesaid limited liability company by him as Member/Manager of FEAGAN FAMILY 1, LLC.

Witness my hand and official stamp or seal, this 12th day of December, 2022.

My commission expires: 11-14-2023

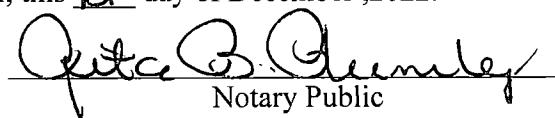

Rita B. Plumley
Notary Public

EXHIBIT "A"

BEING Lot A, containing 0.92 acres and Lot B containing 0.92 acres, as shown and delineated upon a plat entitled "Feagan Family 1, LLC", Columbus Twp. Polk Co., No. Car., dated November 29, 2022 and prepared by Butler Associates, Land Surveying, PLLC, P.O. Box 745., Columbus, NC 28722, which plat is duly recorded in Card File G, Page 344, in the Office of the Register of Deeds for Polk County, North Carolina, reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

The above described property is conveyed SUBJECT TO all of the restrictions and protective covenants applicable to all of the lots situated in Holly Hill Subdivision as set forth in that certain deed recorded in Deed Book 135, Page 44, Polk County Registry, the same being incorporated herein by reference as if fully set forth herein.

The property is further conveyed SUBJECT TO the easement for a sanitary sewer line, twenty feet (20') in width running generally along the common boundary line of Lots A & B as shown on the above referenced plat. Said easement being granted to the Town of Columbus in Deed Book 308, Page 1248 Polk County Registry.

The above described property is a portion of that property conveyed by Phillip R. Feagan et al to Feagan Family 1, LLC, by deed dated July 9, 2008, recorded in Book 366, Page 882, Polk County Registry.