

**2022004451**COLUMBUS CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$164.00**

PRESENTED &amp; RECORDED:

08-16-2022 04:49:23 PM

KANDANCE H. BULLOCK

REGISTER OF DEEDS

BY: CAROLINE H. REEVES

DEPUTY

**BK: RB 1298****PG: 225-227****EXCISE TAX: \$164.00****RECORDING TIME, BOOK AND PAGE****PREPARED BY: T. SCOTT SESSIONS, ATTORNEY AT LAW; THE MCGOUGAN LAW FIRM; 130 JEFFERSON STREET, P.O. BOX 1319, WHITEVILLE, NORTH CAROLINA 28472.**

Unless otherwise shown by the attorney's written opinion of title, the attorney preparing this instrument has not conducted any title examination as to the property referenced herein. As a general rule, any document affecting title to real property should be recorded immediately to preserve priority. A Deed Of Gift not recorded within two years of its making becomes void. Questions regarding recording should be discussed with an attorney, particularly if this instrument is not to be recorded immediately upon closing.

This instrument prepared by: T. Scott Sessions, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**TAX INFORMATION: PARCEL NUMBER 090132****STATE OF NORTH CAROLINA  
COUNTY OF COLUMBUS****GENERAL WARRANTY DEED**

**THIS GENERAL WARRANTY DEED** made this the 11 day of August, 2022, by **BENJAMIN FRANKLIN LORANGER, An Unmarried Person**, of Post Office Box 5323, Emerald Isle, North Carolina 28594, whether one or more, party of the first part, to **LEPING Z. BECK and spouse, DANIEL W. BECK**, of 107 Loop Road, Leland, North Carolina 28451, whether one or more, party of the second part. The designation party of the first part and party of the second part 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 said party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable considerations to it paid by said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does grant, bargain, sell, and convey unto said party of the second part, its heirs and assigns, all of its right, title, and interest in and to that certain tract or parcel of land located in the Town of Lake Waccamaw, Waccamaw Township, Columbus County, North Carolina, and being more particularly described as follows:

**ALL** of Lot No. 5 as shown on that certain survey plat entitled "Plat For The Bluffs Subdivision", dated November 10, 2004, with revision date of January 11, 2005, by Billy M. Duncan Land Surveying. Said plat is recorded in Plat Book 78 at Page 26, Columbus County Registry, and is hereby incorporated herein by reference for more particularity of description.

This conveyance is made subject to that set of covenants, conditions, easements, and restrictions recorded in Book 812 at Page 534, Columbus County Registry, which is also incorporated herein and made a part of this Deed by reference.

Being a portion of the same property conveyed by Waccamaw Holdings, LLC, to Charles Ray Flynn, Jr. and wife, Therese M. Flynn, by Deed dated April 26, 2005, and recorded in Book 814 at Page 605, Columbus County Registry.

Being a portion of the same property conveyed from Therese M. Flynn, Widow, to Therese M. Flynn, Widow, by Deed dated March 11, 2008, and recorded in Book 923 at Page 834 (Tract Two), Columbus County Registry.

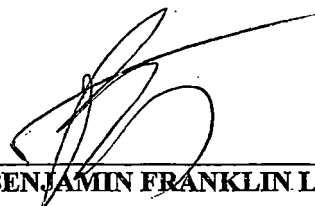
Being a portion of the same property conveyed from Therese M. Johnson f/k/a Therese M. Flynn and husband, C. Dwayne Johnson, to Benjamin Franklin Loranger, by Deed dated the 1<sup>st</sup> day of August, 2013, and recorded in Book 1065 at Page 316, Columbus County Registry.

**The subject property [ ] does [ X ] does not include the primary residence of a grantor (NCGS Section 105-317.2).**

**TO HAVE AND TO HOLD** the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the party of the second part in fee simple.

**AND** the party of the first part, as Grantor, covenants with the party of the second part, as Grantee, that the party of the first part is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that the party of the first part will warrant and defend the title against the lawful claims of all persons whomsoever.

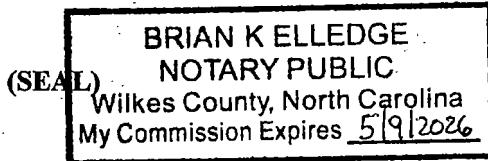
**IN WITNESS WHEREOF**, the party of the first part has hereunto set its hand and seal, the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
**BENJAMIN FRANKLIN LORANGER**

STATE OF North Carolina  
COUNTY OF Wilkes

I, Brian K. Elledge, Notary Public of the county and state aforesaid, do hereby certify that **BENJAMIN FRANKLIN LORANGER, An Unmarried Person**, personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes herein set forth.

WITNESS my hand and official notarial seal or stamp, this the 11 day of August, 2022.



Brian K. Elledge (SEAL)  
NOTARY PUBLIC

My commission expires: 5/9/2026

STATE OF NORTH CAROLINA  
COUNTY OF COLUMBUS

The foregoing, or annexed, certificate of Brian K Elledge, Notary Public, has been verified to have a signature, seal or stamp, and an expiration date. This instrument and certificate are duly registered at the date and time and in the book and page shown on the first page thereof.

Ret to: Scott

Kandance H Bullock  
REGISTER OF DEEDS

By: Caroline H Reeves  
~~Assistant~~/Deputy