

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$10.00

Tax Parcel No. 3321-33-8464-0000 & 3321-33-4549-0000 & 3321-43-1444-0000

Return to: The Humphries Law Firm, P.C., 1904 Eastwood Road, Suite 310-A, Wilmington NC 28403

Prepared by: The Humphries Law Firm, P.C., 1904 Eastwood Road, Suite 310-A, Wilmington NC 28403

Address: 3 vacant parcels Earl Lewis Rd, Burgaw, NC 28425

Brief description for the Index:

This instrument prepared by: Justin Humphries, 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.

THIS WARRANTY DEED, made this 11 day of April, 2025, by and between the Grantor and Grantee named herein. (The terms "Grantor" and "Grantee" as used herein shall include the singular and plural, the masculine, feminine and corporate, as the context may require, and the heirs, successors and assigns of the Grantor(s) and Grantee(s));

GRANTOR: Regina Bland, Individually and as Administrator to the Estate of Nelson Bland

**GRANTEE: Land Addiction Inc., an Illinois corporation
of 3935 N Elston, Loft C, Chicago, IL 60618**

WITNESSETH, that said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto said Grantee in fee simple, all of that certain lot or parcel of land situated in Pender County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3456, at Page 331; Book 3458, at Page 212; Book 1544, at Page 230, Pender County Registry. County Registry. All or a portion of the property herein conveyed does ☒ not ☐ include the primary residence of the Grantor.

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. Nelson Bland died intestate and as a result, Regina Bland and Joshua Marquis Bland are the sole heirs and became the owners of real property as shown in file 24 E 21 of the Pender County Clerk of Courts Office.

Submitted electronically by "The Humphries Law Firm, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pender County Register of Deeds.

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, other than the following exceptions:

1. Taxes for the current year, and subsequent years, not yet due and payable;
2. All applicable easements, rights of way, restrictions, and reservations of mineral rights of record, including without limitation all of the covenants, conditions, restrictions and easements running with the title as set forth in the Pender County Registry;
3. Any other matters appearing of record in the Pender County Registry, as of the day of this Deed;

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Regina Bland (Seal)
Regina Bland, Individually

Regina Bland Administrator (Seal)
Regina Bland, Administrator of the Estate of Nelson
Bland of the Estate of Nelson
Bland

State of North Carolina County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that **Regina Bland, Individually and as Administrator to the Estate of Nelson Bland** personally appeared before me this day and acknowledged that the foregoing instrument was duly executed for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11th day of April, 2025.

Traci Hale

My Commission Expires: 12/29/2029

TRACI HALE, Notary Public

(Affix Seal)

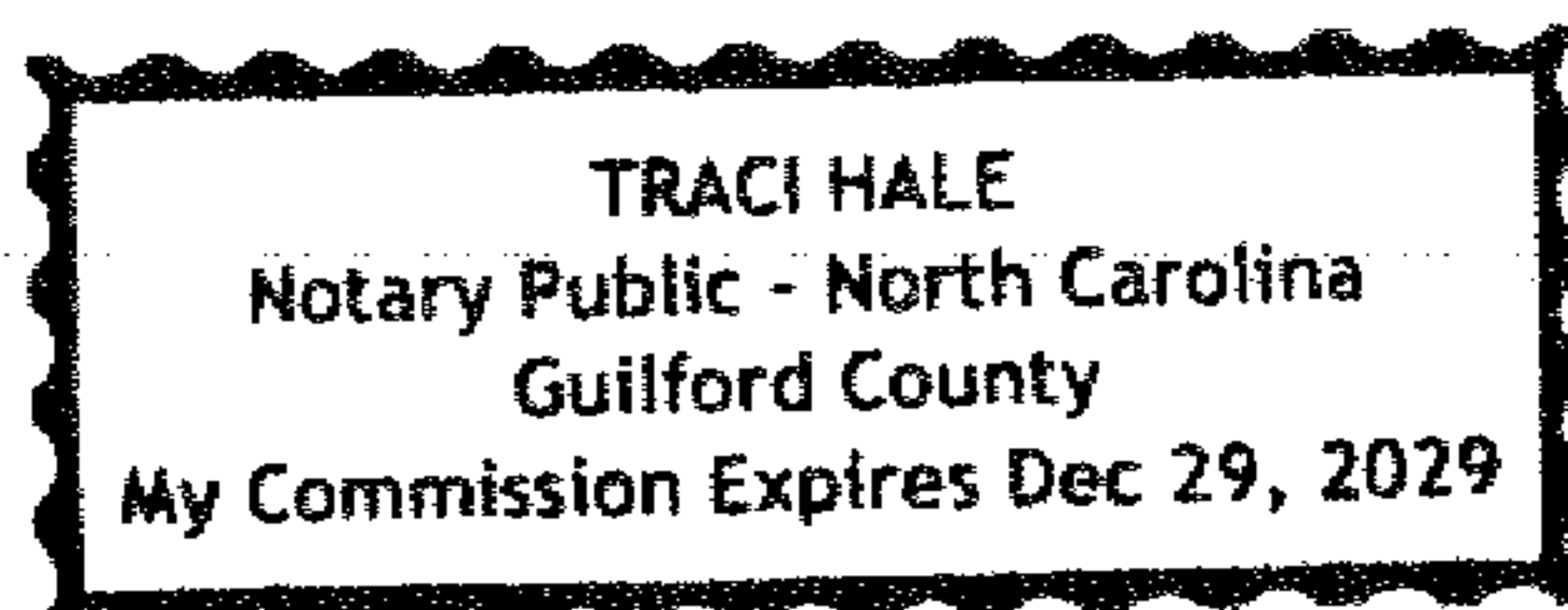


EXHIBIT 'A'*Legal Description*

Parcel 1: 3321-33-8464-0000

Located in Union Township, Pender County, State of North Carolina, and being all of Lot 3 as shown on a map attached to and made a part of a deed recorded in Book 510, Page 141, Pender County Registry, which said map is entitled, "Lots of George Graham and wife, Flossie Graham, Land" and being described as follows:

BEGINNING at an iron pipe at the northwest corner of Lot 2 and in the old Lewis and Graham line and running thence as follows:

1. With the West line of Lot 2, South 21 degrees 30 minutes West 110.00 feet to an iron pipe in the north edge of a roadway easement area; thence
2. With the north edge of the roadway easement area North 84 degrees 35 minutes West 189.23 feet to an iron pipe; thence
3. North 21 degrees 30 minutes East 110.00 feet to an iron pipe in the old line; thence
4. With the old line South 84 degrees 35 minutes East 189.23 feet to the point of beginning, containing 20,001 square feet, more or less.

And, being part of land described in Book 358, Page 416 of the Pender County Registry,

Parcel 2: 3321-33-4549-0000

BEGINNING at an iron pipe in the Southern line of the William R. Lewis land, said iron pipe being located at a point that is the following courses and distances from a point located in the centerline of U.S. Highway No. 117 and at the Southern end of the overpass bridge that accommodates the traffic over Interstate Highway No. 40: South 20 degrees 01 minutes 00 seconds West 1891.16 feet and North 86 degrees 07 minutes 00 seconds West 735.25 feet to the BEGINNING, and running thence, from the Beginning, so located.

1. With the Southern line of said William Earl Lewis land, North 86 degrees 07 minutes 00 seconds West 200.55 feet to an iron pipe inline; thence,
2. With the Eastern line of the David Graham lot, North 04 degrees 02 minutes 49 seconds East 281.55 feet to a point in a ditch, (Passing over an inline iron pipe at 212.62 feet); thence,
3. With the center of a ditch South 86 degrees 07 minutes 01 seconds East 200.06 feet to a point in said ditch; thence,
4. South 03 degrees 55 minutes 09 seconds West 218.55 feet (passing over an inline iron pipe at 5.47 feet to the BEGINNING.

The above described lot or tract of land contains 1.0 acres, to be the same more or less and is a portion of the lands described in Deed Book 272, Page 195 of the Pender County Registry.

The above described tract is together with and partially subject to a 15 foot wide roadway easement, said easement lying adjacent to and North of the following described line:

BEGINNING at a spike in the paved centerline of U.S. Highway No. 117, said spike being located along said line at a point that is South 20 degrees 01 minutes 00 seconds West 1891.16 feet from the point in said road centerline at the Southern edge of a concreted over pass bridge that accommodates the traffic above Interstate Highway No. 40; and running thence from the Beginning, so located:

1. North 86 degrees 07 minutes 00 seconds West 1034.74 feet to a point that marks the terminus of this 15 foot wide roadway easement also known as Earl Lewis Road.

Parcel 3: 3321-43-1444-0000

BEING all of Lot 1, as shown on map of lots of George Graham and wife, Flossie Graham Land, prepared by William W. Blanchard, Inc. dated July 31, 1975, attached to and made a part of a deed recorded in Book 570, Page 94, of the Pender County Registry, and re-recorded in Book 625, Page 45, of the Pender County Registry.