

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00Tax Parcel No. 3321-33-7610-0000 & 3321-23-2481-0000 & 3321-23-1650-0000 & 3321-33-2671-0000

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: 4 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 20th day of June, 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 and Joshua Marquis Bland, Heir 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 4812, at Page 386; Book 4101, at Page 265; Book 880, at Page 341; Book 4620, at Page 853, 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 (Seal)
Regina Bland, Administrator of the Estate of Nelson Bland

Joshua Marquis Bland (Seal)
Joshua Marquis Bland, Heir of the Estate of Nelson Bland

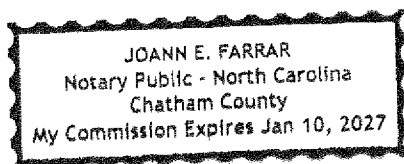
State of North Carolina - County of Guilford

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 and Joshua Marquis Bland, as Heir of 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 20th day of June 2025.

My Commission Expires: 1/10/2027

(Affix Seal)



Joann E. Farrar
Joann E. Farrar, Notary Public

EXHIBIT 'A'*Legal Description*

Parcel 1: 3321-33-7610-0000

BEGINNING at an iron pipe in William Earl Lewis' Northern line, said iron pipe is located along said line at a point that is North 86 degrees 07 minutes West 495.9 feet from an old cart axle in said line, said old cart axle is located along said old line, extended, at a point that is North 86 degrees 07 minutes West 77.5 feet from a point in the centerline of U.S. Highway #117; and running thence from said Beginning iron pipe, so located, South 03 degrees 53 minutes West 218.55 feet to an iron pipe in William Earl Lewis' Southern line; thence with said line North 86 degrees 07 minutes West 125.00 feet to an iron pipe in said line; thence North 03 degrees 53 minutes East 218.55 feet to an iron pipe in William Earl Lewis' Northern line; thence with said line South 86 degrees 07 minutes East 125.00 feet to the Beginning, containing 0.63 acres, more or less, and is as surveyed by Doshier Surveying Company, Burgaw, North Carolina, in July, 1973.

The above described lands are a portion of those lands as are shown in Book 272, Page 195 of the Registry of Pender County.

Parcel 2: 3321-23-2481-0000

BEGINNING at a stake 30 feet from the center of the pavement in Highway #117 the North Eastern corner of the 30 acre tract of Hetro Lacewell runs thence as his line North 87 West 3157 feet to a stake in the back line, thence as said line North 20-1/2 East 148 feet to a stake, thence South 87 East 3155 feet to a stake 30 feet from the center of said Highway #117, thence along said Highway 148-2/10 feet to the Beginning. Containing 10-1/10 acres more or less.

Parcel 3: 3321-23-1650-0000

BEING 10 acre, more or less, and being all the property owned at this time in Pender County by Mary Liza Lewis, and further being a portion of the land described in a deed dated 10/13/51 from J.R. Casey and wife to William Earl Lewis and wife, Mary Liza Lewis, recorded in Book 272, Page 195, of the Pender Registry, to which reference is hereby made.

This conveyance is for 10 acres, more or less, and being the above referred 15 acres, more or less, less any conveyances made from said 15 acres since 1951 to the present time, all as shown upon the public records of Pender County, to which reference is hereby made.

Parcel 4: 3321-33-2671-0000

Being that 0.717 acre, more or less located in Union Township, Pender County, North Carolina, a short distance West of US Highway 117 and being more fully described below.

Located in Union Township, Pender County, NC a short distance West of U.S. Highway No. 117 and being more fully described as follows, to wit:

BEGINNING at an iron pipe in the Southern line of the William R. Lewis lands, 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 over pass bridge that accommodates the traffic over Interstate Highway No. 40: South 20 degrees 01 minutes 00 seconds West 1870.03 feet and North 86 degrees 07 minutes 00 seconds West 934.74 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 100.00 feet to an iron pipe in line; thence,
2. With the Eastern line of the Lewis Cemetery, North 17 degrees 35 minutes 30 seconds West 234.85 feet to an iron pipe in line; thence,
3. South 86 degrees 07 minutes 00 seconds East 185.98 feet to a point in a canal ditch; thence,
4. South 03 degrees 53 minutes 00 seconds West 218.55 feet (passing over an in line iron pipe at 5.93 feet) to the BEGINNING,

Containing 0.717 acres more or less and is as surveyed by Thompson Surveying company, P.A. Burgaw, N.C. during April 1991.

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

BEGINNING at an old 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 1870.03 feet from the point in said road centerline at the Southern end of a concrete 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.

As a reference to the above described tract see Book 272, Page 195 of the Pender County Registry.