

For Registration Register of Deeds

William Britton

Moore County, NC

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Book: 6223 Page: 28 - 30 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$0.00

Instrument# 2024011640

Excise Tax: 0

Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371

Brief Description for Index: 3 tracts – tenants in common

PIN: 00003845, 00010887, 00010960

NO TITLE EXAM**STATE OF NORTH CAROLINA****COUNTY OF MOORE****GENERAL WARRANTY DEED**

THIS DEED made this the 27th day of August 2024, by and between

GRANTOR	GRANTEE
JAMES LEVIS MANESS, UNMARRIED BY AGENT, LARRY RAY MARLEY AND ERIK MARLEY AND SPOUSE, DAWN MARLEY	JAMES LEVIS MANESS, UNMARRIED a 99% undivided interest AND ERIK MARLEY, married a 1% undivided interest to be held among the 99% interest holder and the 1% interest holders as <u>Tenants in Common</u> 520 Noah Road Eagle Springs, NC 28242

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 in fee simple absolute in that property being more particularly described as follows:

For property description see Exhibit A, attached hereto and incorporated herein by reference.

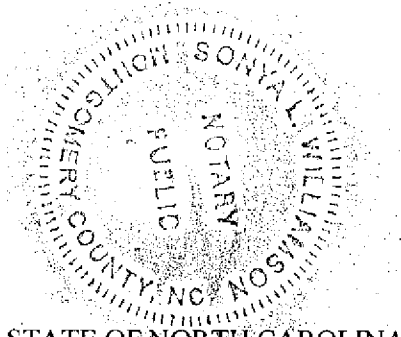
For title reference see Book 378, Pages 154, 160, 162, Moore County Registry.

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.

submitted electronically by "Garner & Williamson, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore 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 except for the exceptions hereinafter stated, if any.

IN WITNESS WHEREOF, the GRANTOR has/have hereunto set their hands and seals this the day and year first above written.



STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

James Lewis Maness SEAL
JAMES LEVIS MANESS

By Larry Ray Marley
Larry Ray Marley, Attorney in Fact

Erik Marley SEAL
ERIK MARLEY

Dawn Marley SEAL
DAWN MARLEY

I, a Notary Public for said County and State, do certify that LARRY RAY MARLEY as Attorney in Fact for JAMES LEVIS MANESS personally appeared before me this day and being by me duly sworn, says that (s)he executed the foregoing and annexed DEED for and in behalf of JAMES LEVIS MANESS and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Moore County, North Carolina, in Book 4834 Page 293 and that this instrument was executed under and by virtue of the authority given by said instruments granting his/her power of attorney. I do further certify that the said LARRY RAY MANESS acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said JAMES LEVIS MANESS.

Witness my hand and official stamp or seal, this 21 day of August 2024.

[Signature]
NOTARY PUBLIC

My commission expires 9/25/2025

STATE OF NORTH CAROLINA

COUNTY OF Moore

I, a Notary Public in and for said County and State, do hereby certify that ERIK MARLEY AND DAWN MARLEY personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 28 day of August, 2024.

[Signature]
NOTARY PUBLIC

My commission expires Nov 30th 2025

NOTARY SEAL

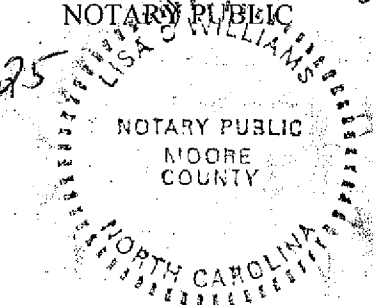


EXHIBIT "A"

Tract 1:

BEGINNING at a new iron pipe corner, in Rufus Williamson's line the northwestern corner of a 1.699 acre tract conveyed to Paul J. Marley by the heirs at law of the late T. J. Marley and wife, Nannie Marley by deed dated January 8, 1974, running thence with Rufus Williamson's line North $71^{\circ} 40'$ West 200.00 feet to an existing iron pipe corner; thence North $37^{\circ} 44'$ West 27.50 feet to a new iron pipe corner, the northeastern corner of a 1.687 acre tract owned by Robert N. Marley; thence as Robert N. Marley's eastern line, South $49^{\circ} 25'$ West 315.80 feet to a new iron pipe corner in the edge of a branch; thence South $58^{\circ} 00'$ East 235.40 feet to a large willow oak, the southwestern corner of Paul J. Marley's 1.699 acre tract; thence with Paul J. Marley's western line, North $49^{\circ} 09'$ East 348.20 feet to the beginning, containing 1.601 acres, more or less.

Tract 2:

BEGINNING at a new iron rod corner, the northeastern corner of a 13.084 acre tract of land conveyed to Robert N. Marley, one of the heirs at law of the late T. J. Marley and wife, Nannie Marley by deed dated January 7, 1974, and running thence with Robert N. Marley's eastern line, South $10^{\circ} 24'$ West 913.76 feet to a new iron rod corner; thence with Mrs. Jim Brown's line, South $81^{\circ} 34'$ East 491.00 feet to a new iron rod corner; thence North $12^{\circ} 38'$ East 1316.70 feet to a new iron rod corner in Charlie Horner's line; thence as Charlie Horner's line, South $62^{\circ} 42'$ West 685.00 feet to the beginning, containing 13.087 acres, more or less.

Tract 3:

BEGINNING at a new iron pipe corner, the Southwestern corner of a 7.744 acre tract of land conveyed to Robert N. Marley by the heirs at law of the late T. J. Marley and wife, Nannie Marley by deed dated January 7, 1974, and running thence with the southern line of the said 7.744 acre tract South $57^{\circ} 52'$ East 1186.87 feet to a new iron pipe corner in the line of Laney Marley; thence with Laney Marley's line South $17^{\circ} 14'$ West 223.73 feet to a new iron pipe corner; thence North $61^{\circ} 36'$ West crossing graded State Road No. 1267, 1287.60 feet to a new iron pipe corner, a corner of Howard Davis and Tom Williams; thence with Tom Williams' line North $31^{\circ} 17'$ East 300.00 feet to the beginning, containing 7.466 acres, more or less.