



Doc ID: 002775080003 Type: CRP  
Recorded: 02/16/2017 at 02:22:03 PM  
Fee Amt: \$26.00 Page 1 of 3  
Revenue Tax: \$0.00  
Scotland County, NC  
L Page Pratt III Register of Deeds  
File# 2017-00000376

BK 1534 PG 335-337

Excise Tax \$-0-	Recording Time, Book and Page
------------------	-------------------------------

Tax Lot No. _____	Tax Identifier No. 03041501050
Verified by _____	County on the _____ day of _____, 20 _____
by _____	

Mail after recording to \_\_\_\_\_

**NO TITLE SEARCH REQUESTED. NO TITLE SEARCH PERFORMED. DRAFTSMAN DOES NOT CERTIFY TITLE.**

This instrument was prepared by FLAKE LAW FIRM, PLLC 123 East Martin Street, Wadesboro, N.C. 28170

Brief description for the Index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 7<sup>th</sup> day of February, 20 17, by and between

GRANTOR	GRANTEE
---------	---------

**TONY GATHINGS and wife,  
CARMAN GATHINGS**

**Mailing Address:**  
720 Tulip Road  
Wadesboro, NC 28170

**MIDWAY LAND  
AND TIMBER CO., LLC,  
A North Carolina  
Limited Liability Company**

**Mailing Address:**  
Post Office Box 673  
Lilesville, NC 28091

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 City of \_\_\_\_\_, Spring Hill \_\_\_\_\_ Township, \_\_\_\_\_ Scotland \_\_\_\_\_ County, North Carolina and more particularly described as follows:

**SEE ATTACHED SCHEDULE "A"**

All or a portion of the property herein conveyed ☐ includes (or) ☐ does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1520 at Page 315  
Scotland County Registry

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

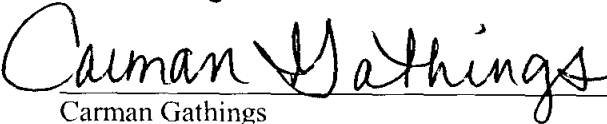
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

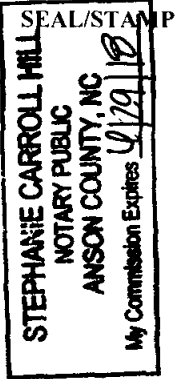
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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.

 (SEAL)  
Tony Gathings

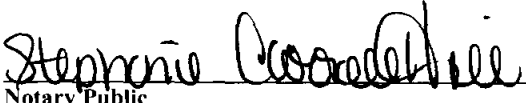
 (SEAL)  
Carman Gathings

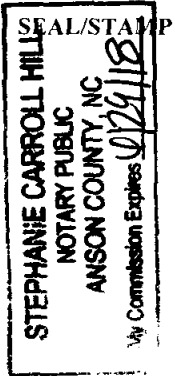


STATE OF NORTH CAROLINA, COUNTY OF ANSON

I, Stephanie Carroll Hill, a Notary Public of the County and State aforesaid, certify that Tony Gathings, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this 8th day of February, 2017.

My Commission Expires: 6/29/2018

  
Notary Public



STATE OF NORTH CAROLINA, COUNTY OF ANSON

I, Stephanie Carroll Hill, a Notary Public of the County and State aforesaid, certify that Carman Gathings, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this 10th day of February, 2017.

My Commission Expires: 6/29/2018

  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant - Register of Deeds

**SCHEDULE "A"**

**Lying and being located in Spring Hill Township, Scotland County, North Carolina, and more particularly described as follows:**

FIRST TRACT:

Being all of Tract 2 containing 56.998 acres as shown, located and described on a map and survey prepared by J.F. Wampler Engineering, Inc., dated July 15, 2004, entitled, "Survey for Shirley Banks." said map and survey being recorded in the office of the Register of Deeds of Scotland County, North Carolina, in Book of Maps 10, at Page 339, reference to the same being hereby made for a description of greater certainty.

The above described tract or parcel of land is a portion of that same tract conveyed to Shirley M. Banks, by Scott M. Peters and wife, Iryna Peters, by deed dated July 20, 2004 and recorded in Book 927, at Page 301, Scotland County Registry.

SECOND TRACT:

A twenty (20) foot non-exclusive easement for ingress, egress, regress and for the construction of utilities to and from S.R. 1407 (Airbase Road) to the above-described 56.998 acre tract as shown on a map and survey prepared by J.F. Wampler Engineering, Inc., dated July 15, 2004, entitled "Survey for Shirley Banks," said map and survey being recorded in the office of the Register of Deeds of Scotland County, North Carolina in Book of Maps 10, Page 339, reference to same being hereby made for a description of greater certainty.