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0414

FILED ELECTRONICALLY  
ANSON COUNTY NC  
GREG EUDY  
REGISTER OF DEEDS

FILED Apr 01, 2021  
AT 12:25:00 PM  
BOOK 01260  
PAGE 0414  
INSTRUMENT # 00797  
EXCISE TAX \$927.00

This instrument prepared by, The York Law Firm, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Anson County, NC Tax Collector upon disbursement of closing proceedings.

**Excise Tax: \$927.00**

**PIN: 6423-00-04-3606.00, 6423-00-16-4498.00**

**This Instrument Prepared By: The York Law Firm, PLLC, P.O. Box 1197, Apex, NC 27502**

**Mail After Recording To: Grantee at address below**

**NORTH CAROLINA                    )**  
**)** **NORTH CAROLINA GENERAL WARRANTY DEED**  
**ANSON COUNTY                    )**

This deed, made this 1<sup>st</sup> day of April, 2021, by and between:

Grantor(s)	Grantee(s)
<b>JOHN MONROE HUDNELL and spouse, WENDY GRAY-HUDNELL and DAVID LEE HUDNELL and spouse, STEPHANIE J. HUDNELL</b>	<b>EDWARDS TIMBER COMPANY, INC., a North Carolina corporation</b>
Whose address is: 2066 Ivy Road Greenville, NC 27858	Whose address is: PO Box 219 Marshville, NC 28103

The designated 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.

W I T N E S S E T H:

That the Grantor, for 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 **Lanesboro Township, Anson County, North Carolina** and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The property herein conveyed does not include the primary residence of the Grantor.

Submitted electronically by "The York Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the Memorandum of Understanding with  
the Office of the Register of Deeds of Anson County. NCGS 47-14(a1)(5).

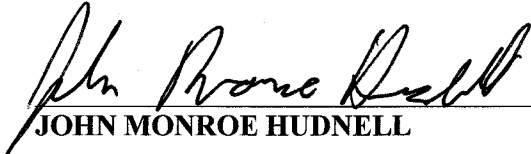
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

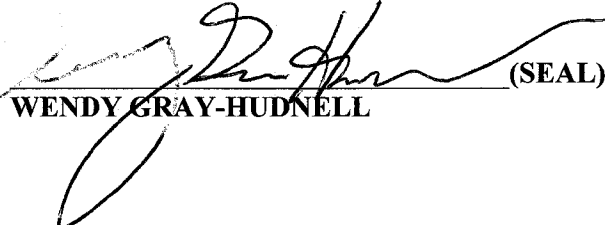
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

1. Ad valorem taxes for the year 2021 and subsequent years not yet due and payable.
2. All easements, covenants, restrictions, and rights of way of record.
3. Conservation Easement to the North Carolina Department of Transportation recorded in Deed Book 544, Page 195, Anson County Registry.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her 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)  
JOHN MONROE HUDNELL

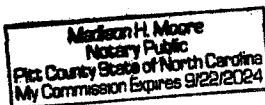
 (SEAL)  
WENDY GRAY-HUDNELL

STATE OF NORTH CAROLINA

COUNTY OF Pitt

I, Madison H. Moore, a Notary Public of the County and State aforesaid, do hereby certify that **JOHN MONROE HUDNELL and spouse, WENDY GRAY-HUDNELL** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 day of March, 2021.




Madison H. Moore  
Notary Public

My commission expires: 9-22-24

(Official Seal)

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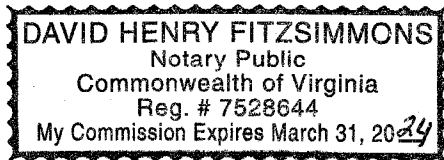
  
\_\_\_\_\_(SEAL)  
**DAVID LEE HUDNELL**

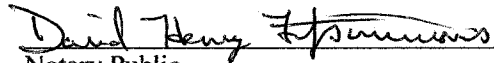
  
\_\_\_\_\_(SEAL)  
**STEPHANIE J. HUDNELL**

STATE OF Virginia  
COUNTY OF Goochland

I, David Henry Fitzsimmons, a Notary Public of the County and State aforesaid, do hereby certify that **DAVID LEE HUDNELL and spouse, STEPHANIE J. HUDNELL** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of March, 2021.



  
\_\_\_\_\_  
Notary Public

My commission expires: March 31, 2024

(Official Seal)

**TRACT ONE: (PIN: 6423-00-04-3606.00)**

**PARCEL ONE:** BEGINNING at a stake on the West bank of Brown Creek, and runs N. 54 3/4 W. 4.50 chains to a R. O. on the bank of a canal; thence N. 27 1/4 E. 13.10 chains to a stake in canal by ash, B. J. and S. G.; thence S. 60 1/4 E. 73.65 chains to a stake in W. P. Broome & Son's line by two pines and P. O.; thence S. 60 1/4 W. 20.50 chains to a stake by some willows and ash trees; thence N. 74 3/4 W. 54.50 chains to a stake by 4 persimmons; thence N. 34 3/4 E. 17 chains to the beginning, containing 150 acres. SAVING AND EXCEPTING, HOWEVER, from the above boundaries 40 acres conveyed to B. B. Horne, and 3 acres conveyed to W. B. Horne, leaving a total of 107 acres covered by this deed.

**PARCEL TWO:** BEGINNING at a stake in the line of W. E. Horne land, a corner of Mrs. M. C. Bivens Dower, and runs with the first line of said dower reversed N. 44 W. 19.86 chs. to a stake in said dower line, 21.30 chs. from the beginning corner of said dower; thence N. 44 E. 16.90 chs.; then N. 33 1/2 E. 20.84 chs.; then S. 58 E. 11.80 chs.; then S. 20 W. 27.30 chs.; then N. 71 W. 4.50 chs.; then S. 20 W. 14 chs. to the beginning. The same being Lot No. 1 of the John Bivens Estate lands, containing 60 acres, more or less.

Parcel One and Parcel Two being the same land conveyed to John Mills in Deed Book 119, Page 151, Anson County Registry.

**PARCEL THREE:** BEGINNING at a point in the center of the Peachland Road, a corner of Lot No. 1, and runs a new line with the line of Lot No. 1, S. 64-20 E. 42.70 chs. to a stake by a wire fence, two small black gum pointers, in W.P. Broom's line; thence with Broom's line S. 45-0 W. 13.90 chs. to rock corner, Broom's corner in Huntley's line; thence with the Tom Huntley line, N. 42.10 W. 21.40 chs. to an iron stake by a cedar; thence N. 69-10 W. 11.06 chs. to an iron stake by a pine, a corner of the old school lot; thence with a line of the old school lot, S. 11 W. 3.16 chs. to an iron stake, the Southeast corner of the old school lot; thence with another line of the old school lot and the line of Lot No. 4, N. 69-10 W. 6.00 chs. to a point in the center of the Peachland and White Store Road (said point being 40 links short of the old school lot corner) and being also a corner of Lots 3 and 4; thence with the center of the road the following courses and distances: N. 3-30 W. 2.30 chs., N. 9 E 3.31 chs. to a bridge, N. 27 E. 2.73 chs. to the beginning point, containing 29.4 acres, more or less. Said tract of land being described and designated as Lot No. 2 on that certain map or plat of the survey entitled "The C.W. Griffen Est. Division", dated January 26, 1934, made by F.S. Clarke, Surveyor, and recorded in the Anson County Registry in Plat Book 5 at page 88, reference to which plat and survey is hereby expressly made for a more complete description of said tract of land and the description thereon contained is made a part of this instrument by this reference.

This also being the tract of land conveyed to John Tyson Mills by Ola J. Huntley, widow, by deed dated October 26, 1953 and recorded in the Anson County Registry in Deed Book 122 at page 97. Being also the same tract as conveyed to Kemp Mills by John Tyson Mills and wife by deed dated February 19, 1960 and recorded in the Anson Registry in Deed Book 137 at page 109.

Being the same land conveyed to John Tyson Mills and his wife, Dorothy T. Mills in Deed Book 137, Page 111, Anson County Registry.

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**EXHIBIT "A" continued**

Tract One being the same land identified on Boundary Survey For: The North Carolina Department of Transportation Conservation Easement as "John T. Mills & Dorothy T. Mills, PIN: 6423-00-04-3606, DB 137 PG 111, 33.637 Acres", "John T. Mills, PIN: 6423-00-04-3606, DB 119 PG 151, Tract 2, 61.226 Acres", and "John T. Mills, PIN: 6423-00-04-3606, DB 119 PG 151, Tract 1, 109.734 Acres" recorded in Deed Book 544, Page 195, Anson County Registry.

**TRACT TWO: (PIN: 6423-00-16-4498.00)**

BEING all that tract or parcel of land containing 57.67 acres, more or less, as shown on plat entitled "Plat of Property Surveyed For; Theodore Alonzo Maloney", dated 10/22/2020, prepared by Dixie Land Surveying, PLLC, and recorded in Plat Book 2020, Page 99, Anson County Registry, to which plat reference is hereby made for a more accurate and complete description.

Being the same first tract conveyed to John T. Mills and his wife, Dorothy T. Mills in Deed Book 173, Page 304, Anson County Registry.

John Tyson Mills died testate in Robeson County, North Carolina leaving all of the above referenced property to his daughter, Caroline T. Hudnell. See Estate File No. 18-E-803 (Robeson County) and Estate File No. 20-E-166 (Anson County).

Carolina T. Hudnell died intestate in Pitt County, North Carolina. Her heirs at law were her two sons, John Monroe Hudnell and David Lee Hudnell. See Estate File No. 19-E-470 (Pitt County) and Estate File No. 20-E-167 (Anson County).

Tract Two being the same land identified on Boundary Survey For: The North Carolina Department of Transportation Conservation Easement as "John T. & Dorothy Mills, PIN: 6423-00-16-4498, DB 173 PG 304, 57.615 Acres" recorded in Deed Book 544, Page 195, Anson County Registry.