

FILED  
CUMBERLAND COUNTY NC  
J. LEE WARREN, JR.  
REGISTER OF DEEDS  
FILED Oct 02, 2018  
AT 01:25:16 pm  
BOOK 10384  
START PAGE 0624  
END PAGE 0626  
INSTRUMENT # 29430  
RECORDING \$26.00  
EXCISE TAX (None)

DJ

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Excise Stamps \$	0.00	Recording Time, Book & Page
Prepared By:	Scott T. Slusser Special Deputy Attorney General North Carolina Department of Justice	PIN(s): 0522-65-9207; 0522-65-3698
Return To:	Marissa Cox North Carolina Department of Transportation 1598 Mail Service Center Raleigh, North Carolina 27699-1598	

Brief Description for Index: 75 acres, Pee Dee Tract, Carver's Creek Twp., Cumberland County.

The hereinafter described Property does not include a primary residence.

#### NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 2<sup>nd</sup> day of October, 2018, by and between **McCormick Farms Limited Partnership, a Delaware limited partnership (hereafter "Grantor") with a mailing address of 8195 McCormick Bridge Road, Spring Lake, North Carolina 28390, and The North Carolina Department of Transportation, a body politic and corporate, (hereafter "Grantee") with a mailing address of 1598 Mail Service Center, Raleigh, NC 27699.**

#### WITNESSETH:

This conveyance is part of a real property exchange whereby Grantor will convey the Property described herein, in exchange, the Grantee will convey to Grantor certain property known as the "Marshbanks Tract" consisting of 130 acres, more or less, and more particularly described as that property in Deed Book 7247, Page 341 of the Cumberland County Registry.

The Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple those certain lots or parcels of land (the "Property") situated in the Carver's Creek Township, Cumberland County, North Carolina, and more particularly described as follows:

Being that land described in the following deeds:

1. Being a portion of Tract 8 in the deed dated January 5, 1996 from Thomas L. Brooks, IV and wife, Louise Oliver Brooks to McCormick Farms Limited Partnership, and recorded January 30, 1996 in Book 4435, Page 603, Cumberland County Registry.

2. Plus a portion of Tract 4 in a deed dated December 1, 2015 from The State of North Carolina to McCormick Farms Limited Partnership, and recorded May 4, 2016 in Book 9854, Page 523, Cumberland County Registry.

The property descriptions contained in said deeds are hereby incorporated by reference.

The Property is also described as 75 acres consisting of all of Lots 1 and 2 and a portion of Lot 4 as shown in Map Book 139, Page 92 dated May 3, 2017 of the Cumberland County Registry.

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, and the lien for ad valorem property taxes for the current year to be prorated at closing.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 4435, Page 603, and Book 9854, Page 523, Cumberland 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. And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designations "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.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by its appropriate officials and its Seal affixed hereto, the day and year first above written.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and year first above written.

**GRANTOR:**

**McCormick Farms Limited Partnership**

By: BGM Farms, Inc., its General Partner

By: TZ Brocha (SEAL)

Title: President

STATE OF NC

COUNTY OF Cumberland

I, Danice Lynn Langdon, a Notary Public of the County and State aforesaid do hereby certify that this day, Tom Brooks IV, personally appeared before me, who being by me duly sworn, acknowledged that he is president of BGM Farms and that he as president, being authorized to do so, executed the foregoing on behalf of the Limited Partnership.

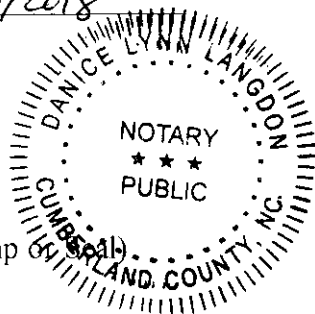
Date: 9/26/2018

Danice Lynn Langdon  
Official Signature of Notary

Danice Lynn Langdon, Notary Public  
Notary Public's printed or typed name

My Commission expires: 9 NOV 2020

(Official Stamp of Seal)



(N.P. SEAL)