

2025009319ROBESON CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$66.00PRESENTED & RECORDED
10/20/2025 10:06:56 AM**VICKI L LOCKLEAR**
REGISTER OF DEEDS
BY: KYNIA JOHNSON
ASSISTANT**BK: D 2544****PG: 298 - 300**

This instrument prepared by: Andrew G. Williamson, Jr., 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.

Prepared by: WILLIAMSON DEAN, L.L.P.

Post Office Box 1627, Laurinburg, North Carolina 28353

The Preparer is informed that the property conveyed does not include the primary residence of the Grantor.

NO TITLE SEARCH PERFORMED

STATE OF NORTH CAROLINA

Tax ID #: 05020201604

COUNTY OF ROBESON

Excise Tax: \$66.00

THIS DEED, made and entered into this the 22 day of September, 2025, by and between **DAVID BRANCH & CO., LLC**, a North Carolina limited liability company, with its principal office and place of business being located at P.O. box 1267 Rockingham, North Carolina 28380, parties of the first part; to **GANESH REALTY INVESTMENTS LLC**, a North Carolina limited liability company, with its principal office and place of business being located at 2633 Tunstall Drive, Apex, North Carolina 27523, party of the second part;

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to it paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents, do

submitted electronically by "Williamson Dean, L.L.P."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Robeson County Register of Deeds.

bargain, sell, and convey unto the said party of the second part, its heirs and assigns all that certain tract or parcel of land lying and being in Fairmont Township, Robeson County, North Carolina, and being more particularly described as follows:

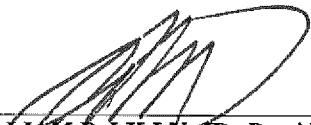
Being all of Tract No. One (1) and Tract No. (2) as shown on that certain map entitled "Survey for Tracts No. (1&2) David Branch & Co., LLC, Tract No. (3) Justin Hempstead," prepared by dixie Land Surveying, PLLC, dated October 07, 2021 and recorded in Book of Maps 57, Page 146, Robeson County Registry, to which said map reference is hereby made and the same is by reference incorporated as a part hereof.

The above described lot or parcel of land is that same tract conveyed by Carolyn S. Floyd, Larry C. Floyd and wife, Mamie S Floyd, et al. to David Branch & CO., LLC by deed dated January 31, 2022 and recorded in Book D 2330, at Page 66, Robeson County Registry.

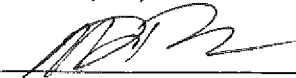
TO HAVE AND TO HOLD the said lot or parcel of land and all privileges and appurtenances thereunto belonging to it, the said party of the second part and its heirs and assigns in fee simple.

And the said party of the first part does covenant that it is seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands and seals on this the day and year first above written.



WILLIAM B. LILLY, JR., President



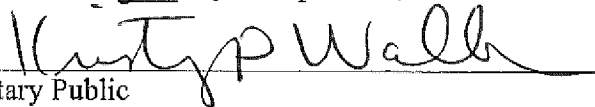
MARCUS D. BAYSEK, Secretary

STATE OF NORTH CAROLINA

COUNTY OF Richmond

I, Kristy P. Wallace, a Notary Public of the State
and County aforesaid, do hereby certify that **William B. Lilly, Jr. and Marcus D.
Baysek** personally appeared before me this day and acknowledged the due execution of
the foregoing instrument for all intents and purposes therein contained.

WITNESS my hand and Notarial Seal this 22 day of September, 2025.



Notary Public

My Commission Expires: 3-22-30

