

2025010126ROBESON CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1720.00

PRESENTED & RECORDED

11/13/2025 01:19:25 PM

VICKI LOCKE FAR

REGISTER OF DEEDS

BY: JENNIFER BRITT

ASSISTANT

BK: D 2548**PG: 497 - 499**

submitted electronically by "Eric West, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Robeson County Register of Deeds.

Excise Tax \$1720.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: ____ Lot: ____

Parcel No: 0601-01-006

Prepared by & Return to: ERIC WEST, Attorney at Law, PLLC

This instrument was prepared by Eric West, Attorney at Law, a licensed NC attorney. Delinquent taxes, if any will be paid by the closing attorney to the county tax collector upon disbursement of closing proceed

Brief Description for the Index:

239.05 +/- Acres, SR 2489

THIS DEED made this 7th day of November, 2025, by and between

GRANTOR

**BOYS AND GIRLS HOMES OF
NORTH CAROLINA, INC.
(a N.C. Non-Profit Corporation)**

**P.O. BOX 127
LAKE WACCAMAW, NC 28450**

GRANTEE

**FARM FINANCE, LLC
(a S.C. Limited Liability Company)**

**6002 PAUL'S PATH
MULLINS, NC 29574**

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 **Rowland** Township, **Robeson** County, North Carolina and more particularly described as follows:

Lying and being about 5 miles east of the Town of Rowland, southwest of N.C Highway 130, and on both sides of Secondary Road 2489. BEGINNING at an iron stake, the southeast corner of the original tract, and running as the Hilda Griffin line South 80 West 1,752.96 feet and south 74 degrees West 831.6 feet to Gills Branch; thence as Gills Branch to Haley Branch; thence Southwest with Haley Branch to a stake; thence South 2 degrees 30 minutes West 323.4 feet to a

stake; thence South 72 degrees 30 minutes West 1259.94 feet to Leon Stuart's line; thence as the Stuart line North 9 West 807.18 feet to an iron stake; thence South 84 degrees 07 minutes West 336.82 feet to an iron stake; thence North 5 degrees 20 minutes West 646.38 feet to a nail in the centerline; thence South 74 degrees 20 minutes East 408.78 feet; thence South 81 degrees 39 minutes East 364.12 feet; thence North 86 degrees 53 minutes East 743.76 feet, and North 80 degrees 31 minutes East 841.21 feet to a nail; thence as Haley Branch to the Stuart Mill Pond; thence North 9 East 1783 feet to a stake on the dam; thence South 88 degrees 30 minutes East 231 feet to Haley Branch; thence with the Branch in a northeast direction to N.C 130; thence as the centerline of the road South 34 degrees 34 minutes East 2667.52 feet to a nail in the Clifford Hammond line; thence as the Hammond line South 28 degrees 30 minutes West 891.46 feet to a concrete marker; thence South 3 degrees East 452.1 feet to the beginning, containing 251 acres, more or less.

SAVE AND EXCEPT: the 2.5 acres conveyed by the instrument recorded in Book 14-N at Page 219, the 2.03 acres conveyed by the instrument recorded in Deed Book 635, at Page 882, and the approximately 2 acres conveyed by the instrument recorded in Deed Book 14-Z, at Page 153.

SUBJECT TO the easement granted to Robert E. Butler, Jr., and wife by instrument recorded in Deed Book 785, at Page 580.

Less & Except: Bk 2495, Page 9 (2.50 Ac) PIN# 0601 01 00601, Bk 635, Page 882 (2.03 Ac) PIN# 0601 01 00609, Bk 14-Z, Page 153 (2.00 Ac) PIN# 0601 01 00610 & Bk 1788, Page 180 (5.42 Ac) PIN# 0601 01 00611

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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, the day and year first above written

**BOYS AND GIRLS HOMES OF
NORTH CAROLINA, INC.**

By:

Marc Murphy (Seal)
MARC MURPHY, PRESIDENT

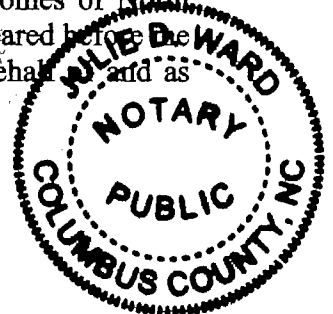
Janice Toporek (Seal)
JANICE TOPOREK, CHIEF FINANCIAL OFFICER

STATE OF NORTH CAROLINA
COUNTY OF Columbus

I, Julie D Ward, a Notary Public for the County and State, aforesaid do hereby certify that Marc Murphy, President of Boys and Girls Homes of North Carolina, Inc., a North Carolina Corporation, being authorized to do so, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument on behalf and as act of the corporation for the purposes stated therein.

Witness my hand and official seal this the 7th day of November, 2025.

Julie D. Ward
Notary Public
My Commission Expires: 9-27-29



STATE OF NORTH CAROLINA
COUNTY OF Columbus

I, Julie D Ward, a Notary Public for the County and State, aforesaid do hereby certify that Janice Toporek, Chief Financial Officer of Boys and Girls Homes of North Carolina, Inc., a North Carolina Corporation, being authorized to do so, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument on behalf of and as act of the corporation for the purposes stated therein.

Witness my hand and official seal this the 7th day of November, 2025.

Julie D. Ward
Notary Public
My Commission Expires: 9.27.29

