

**2023011573**

ROBESON CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$60.00**

PRESENTED & RECORDED  
12/07/2023 04:56:15 PM  
**VICKI LOCKE FAR**  
REGISTER OF DEEDS  
BY: JENNIFER BRITT  
ASSISTANT

**BK: D 2436**  
**PG: 449 - 452**

This certifies that PIN: 170301027  
is FREE of any delinquent ad valorem Tax liens  
charged to the Robeson County Tax Collector;  
but does not certify that the deed description  
matches this PIN. NCGS 161-31



Jackie Locklear 12/7/2023  
Delinquent Collector Signature Date  
**Jackie Locklear**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$60.00

Tax Map No. 170301027 PIN: 935936210100

Verified by Robeson County on the \_\_\_ day of \_\_\_\_\_, 2023

By: \_\_\_\_\_

Return to: Eric West, Attorney at Law, PLLC

This instrument was prepared by: Player McLean, LLP, 400 Westwood Shopping Center, Suite 210, Fayetteville, NC 28314 **(WITHOUT TITLE/TAX EXAMINATION AND/OR CERTIFICATION)**

Brief description for the Index: 33.28+/- acres, NC Hwy 71/Highland Games (Red Springs Township, Robeson County)

THIS DEED made this 29<sup>th</sup> day of November, 2023, by and between

GRANTOR	GRANTEE
JAMES A. McLEAN, III, Executor of the ESTATE OF WILLIAM D. SINGLETON	BUCKY'S CAR WASH, LLC, a South Carolina limited liability company
PO Box 88095 Fayetteville, NC 28304	<u>Mailing address:</u> 3706 E. Hwy 76 Mullins, SC 29574

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

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.

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, that certain lot, parcel of land or condominium unit situated in the Township of Red Springs, County of Robeson, State of North Carolina and more particularly described as follows:

That certain parcel situated in Red Springs Township, Robeson County, North Carolina, being all of the land consisting of 33.28 acres, more or less, and identified as "Tract A" and "Tract B," collectively, on the attached Exhibit A, a survey map recorded in Map Book 56, at Page 33, Robeson County, North Carolina Public Registry, entitled "Division Survey for the Estate of William D. Singleton, Red Springs Township, Robeson County, North Carolina."

The property hereinabove described was acquired by William D. Singleton by Deed recorded in Book 1681, Page 692, Robeson County, North Carolina, Public Registry.

All or a portion of the property herein conveyed \_\_\_\_ includes or  X  does not include the primary residence of a Grantor.

Being the same property identified as "Block 51 Partnership, Sub-Tract 3, 33.28 Acres +-" on that certain survey map recorded in Map Book 39, at Page 31, Robeson County Registry.

William D. Singleton died testate in Cumberland County, North Carolina, on August 9, 2016, and an estate for the same has been opened before the Cumberland County Clerk of Court with file number 16-E-1139. The original Last Will and Testament of William D. Singleton and associated estate documents have been presented to and filed with the Robeson County Clerk of Court.

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 Grantor covenants with 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 claiming by, under or through Grantor, except for the exceptions hereinafter stated:

- (i) 2023 Robeson County ad valorem property taxes and ad valorem taxes for all subsequent years;
- (ii) Encumbrances, liens, easements, rights of way, covenants, and restrictions of record, including, but not limited to, (i) that certain expired Deed of Trust from Block 51 Partnership for the benefit of Thomas M. Singleton, dated July 6, 1994, and recorded in Book 837, at Page 355, Robeson County, North Carolina, Public Registry; and (ii) that certain expired Deed of Trust from Block 51 Partnership for the benefit of Thomas M. Singleton, dated July 6, 1994, and recorded in Book 837, at Page 359, Robeson County, North Carolina, Public Registry
- (iii) Other utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the property;
- (iv) Matters visible from an inspection of the property;
- (v) Matters reflected on, or that should be reflected on, an accurate survey of the property; and
- (vi) Any local, county, state, or federal laws, ordinances, rules, decrees, notices or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the property, including existing violations of said laws, ordinances, rules, decrees, notices or regulations

[SIGNATURE PAGE FOLLOWS]

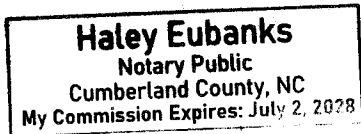
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James A. McLean, III (SEAL)  
James A. McLean, III  
Executor of the Estate of William D. Singleton

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State of North Carolina  
County of Cumberland

I, Haley Eubanks, the undersigned Notary Public of the County and State aforesaid, certify that James A. McLean, III, Executor of the Estate of William D. Singleton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29<sup>th</sup> day of November 2023.

My Commission Expires: July 2, 2028  
(Affix Seal)



Haley Eubanks  
(Notary signature)

Haley Eubanks, Notary Public  
(Printed name)

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