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VICKI L. LOCKLEAR  
2000 APR 27 P 3:53  
ROBESON COUNTY

Recording Time, Book and Page

FOR OFFICIAL USE ABOVE THIS LINE

Tax Lot No. 0607-01-023, 0607-01-02301

Brief Description: Two Lots, A. B. Home Place, Gaddys Twp.

Mail after recording to: PAGE & ROGERS, P.A.

This instrument was prepared by PAGE & ROGERS, P. A., Lumberton, N.C.

NO OPINION OF TITLE IS MADE BY PREPARER

**NORTH CAROLINA GIFT DEED**

THIS DEED made this 27th day of April, 2000, by and between:

**GRANTOR**

SAMUEL E. LUPO and wife, HIROKO LUPO

**GRANTEE**

SAMUEL E. LUPO AND HIROKO LUPO LIVING TRUST,  
DATED 18 MARCH 1999

3816 N. Tazewell St.  
Arlington, VA 22207

The designation Grantor and Grantee as used herein shall include said parties, their successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, in consideration of the transfer to the Living Trust and other valuable consideration, has and by these presents does grant, give and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Gaddys Township, Robeson County, North Carolina and more particularly described as follows:

**FIRST TRACT:**

Adjoining the lands of J. E. Rowland, A. V. Horne and Lots Nos. 1 and 3 in the division of the lands of John Horne, deceased. Beginning at the fifth corner of Lot No. 1 and runs the line of Lot No. 1 North 62 degrees 30 minutes West 15.73 chains to a stake and pointers in a cart road; thence as the road South 36 degrees West 3 chains to a crook in said road; thence South 44 degrees 45 minutes West 7.90 chains to a crook in the road; thence South 49 degrees 30 minutes West 4.96 chains to a stake, the corner of Lot No. 3; thence with the line of Lot No. 3 South 62 30 minutes East 17.90 chains to a stake and pointers, J. E. Rowland's corner; thence with Rowland's line North 41 degrees East 18 chains to the beginning, containing 27 acres, more or less. It being Lot No. 2 allotted to G. A. Home in the division of

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the lands of John Horn, deceased, in a partition proceeding entitled "Nola Horne et als vs. Donnie Belle Shepherd et als". See report of Commissioners now on file in the office of the Clerk of Court of Robeson County and a map appended to the report, which said report and map is hereby referred to for a true description and location of said Lot No. 2.

**SECOND TRACT:**

Being Lot No. 4 of the A. B. Horne estate allotted to the heirs of Ellen (Horne) Lupo, who was deceased at the time of said division. Adjoining the lands of Henry Lupo, Nolie Horne and others, lying on the east side of the run of Horne Mill Swamp. Beginning at the center of the run of said swamp, the northern corner of Lot No. 3 of said division, and runs with the line South 61-1/2 degrees East 20.10 chains to a stake in the center of the road, its corner, small post oak pointers; thence as the center of the road North 50 degrees 10 minutes East 3.95 chains to a slight bend in the road; thence as the center of the road North 45 degrees 25 minutes East 8.25 chains to a slight bend of the road; thence as the center of said road North 36 degrees East 90 links to a stake in the center of the road with a black jack oak and small pine pointers, the southern corner of Lot No. 5 of said division; thence with said line North 61-1/2 degrees West 24.30 chains to a stake and pointer at the edge of Horne Mill Swamp; thence the same course to the center of the run of said swamp, its corner; thence up the run with its various courses to the beginning, containing 30 acres, more or less.

LESS AND EXCEPTING from the Second Tract herein conveyed the following: Beginning at an iron stake in the center of Secondary Road 2483, the northeast corner of the tract of which this is a part and running thence along the southeast line in the roadway of Secondary Road 2483, south 38 degrees 23 minutes west 59.4 feet and south 49 degrees 27 minutes west 336.64 feet to an iron stake in the center of said road; thence to and with a wire fence north 39 degrees 51 minutes west 528.9 feet to an iron stake; thence north 49 degrees 45 minutes east 233.7 feet to an iron stake in the Fulton Lupo's line; thence as the Lupo's line south 57 degrees 15 minutes east 539.0 feet to the beginning, containing 3.82 acres, more or less.

AND BEING SUBJECT TO THE FOLLOWING: Boundary Line Agreement as recorded in Book 643, Page 506, Robeson County Registry, Buffer Agreement as recorded in Book 643, Page 390, Robeson County Registry, and an unrecorded 40 year Lease Agreement for rental of land for bulk barns ending on December 28, 2027.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 643, at Page 503, Robeson 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 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 whosoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

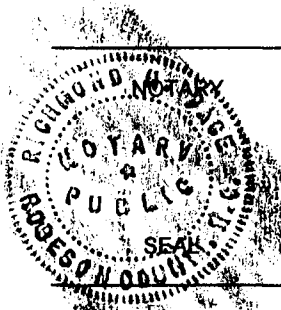
- Road right of ways and utility as of record may appear.
- Robeson County ad valorem taxes.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Samuel E. Lupo SEAL  
SAMUEL E. LUPO

Hiroko Lupo SEAL  
HIROKO LUPO



NORTH CAROLINA - COUNTY OF ROBESON

I, a Notary Public of the County and State aforsaid, certify that SAMUEL E. LUPO and HIROKO LUPO, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of April, 2000.

My commission expires: 9-14-2002 Richard H. Page Notary Public

STATE OF NORTH CAROLINA, COUNTY OF ROBESON

The foregoing Certificate(s) of Richard H. Page, Notary Public, is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in Book and Page shown on the first page hereof.

VICKIL LOCKLEAR, REGISTER OF DEEDS FOR ROBESON COUNTY, by Mark C. Buss Deputy/Assistant Register of Deeds