



This certifies that PIN: 06080100101A
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

Haley Lowry
Delinquent Tax Collector Signature
Haley Lowry Thursday, June 20, 2024



2024005645

ROBESON CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$13.00

PRESENTED & RECORDED:

06-20-2024 11:37:33 AM

VICKI L LOCKLEAR
REGISTER OF DEEDS
BY: KATELON FLOYD HUNT
DEPUTY

BK: D 2465

PG: 825-826

Return to: Canady & Canady, Attorneys

Prepared by: Canady & Canady, Attorneys, POB 7, St. Pauls, NC 28384

COMMISSIONER'S DEED

REVENUE \$13.00

PARCEL # 0608-01-00101A *Ans*

STATE OF NORTH CAROLINA, ROBESON COUNTY

THIS DEED, made this 4th day of June, 2024, by **PAUL TRUETT CANADY, II, Commissioner**, of P. O. Box 7, St. Pauls, NC, 28384, party of the first part, hereinafter called Grantor,
to

WILLIAM TYLER DAVIS of Robeson County, North Carolina, whose mailing address is 1063 Sand Rock Road, Fairmont, NC, 28340, party of the second part, hereinafter called Grantee,

WITNESSETH:

THAT WHEREAS, the said Commissioner, in a special proceeding entitled **IN THE MATTER OF THE ESTATE OF MILDRED SCOTT NANCE, DECEASED**, (Robeson County File # 23 SP 356), Paul T. Canady, II, being appointed Commissioner for said sale on the 3rd day of April, 2024, and being authorized by an order in said proceedings, did on the 9th day of May, 2024, offer the property herein by public sale and a Report of Sale was filed the 9th day of May, 2024. An order confirming sale to William Tyler Davis was signed on the 23rd day of May, 2024. Grantee was the final high bidder for said land at the sum of \$6,200.00 and complied with the terms of sale; and whereas, upon report of said sale to the court, the same was confirmed and the Grantor was ordered by said court to execute a deed in fee simple to said purchaser upon payment of said purchase money; and whereas, the said purchase money has been paid in full;

Now, in consideration of the premises, and in execution of the power and authority aforesaid, the Grantor does hereby grant, bargain, sell and convey unto the Grantee and his heirs, successors and assigns, those certain lots or parcels of land, and more particularly described as follows:

All that certain tract or parcel of land lying about 5 miles southwest of the center of the Town of Fairmont, NC, on the northern side of and adjacent to NC Highway 904, adjoining other lands of Albert Nance on the southeast and other lands of Hayes on all other sides, and being more particularly described as follows:

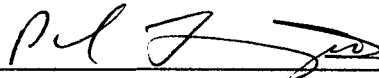
BEGINNING at an iron pipe, the sixth corner of the original tract and the beginning corner of Nance's 9.06 acre survey, and runs thence along the northern line of the Nance survey North 54 degrees 55 minutes West 658.85 feet to an iron; thence along the western line of the Nance survey South 35 degrees 05 minutes West 925.50 feet to a nail in the center line of N.C. Highway 904; thence along the center line of said highway North 54 degrees 55 minutes West 118.82 feet to a nail in said highway, the P.C. of a curve; thence along the curved center line, the chord being North 50 degrees 28 minutes West 213.97 feet to a nail and cap in the center line of said N.C. 904; thence North 43 degrees 17 minutes East 1,285.25 feet to an iron pipe; thence South 51 degrees 13 minutes East about 1,566.84 feet to a stake in the 5th line of the original tract; thence along the original line North 74 degrees 02 minutes west 800.00 feet to the **BEGINNING**, containing 14.82 acres, more or less.

Being a portion of a certain 146.9 acre survey and the same property shown in Deed Book 998, Page 489, Robeson County Registry. Also shown as Tract B-3 of the petition filed in Robeson County File No. 23 SP 356.

This property is not the primary residence of the Grantor commissioner.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all the privileges and appurtenances thereunto belonging to the Grantee, his heirs, successors and assigns forever, in as full and ample manner as said aforementioned Commissioner, Grantor, is authorized and empowered to convey the same.

In witness whereof, the said aforementioned Commissioner, Grantor, has hereunto set his hand and seal to this deed to William Tyler Davis the day and year first above written.


_____(SEAL)
COMMISSIONER

STATE OF NORTH CAROLINA

ROBESON COUNTY

I certify that PAUL T. CANADY, II, COMMISSIONER, appeared before me this day and

☒ I have personal knowledge of the identity of the principal(s)

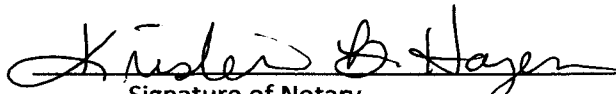
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identifications with the principal's photograph in the form of a _____

☐ a credible witness has sworn to the identity of the principal(s); and certified to me under oath or by affirmation that he or she is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness,

☒ I witnessed PAUL T. CANADY, II, COMMISSIONER, sign the foregoing document.

Date:

6-19-24



Signature of Notary

Kristen B. Hagens

(print name)

My commission expires: 2-20-28

