

This certifies that there are no delinquent ad valorem real estate taxes, which the Warren County Tax Collector is charged with collecting, that are a lien on:
Parcel ID(s): D8 57B1, D8 57B2, D8 57
This is not a certification that this Warren County Tax Parcel ID number(s) matches this Deed description.
By: [Signature] Date 3/14/26
(Tax Collector/Clerk)

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS
FILED Mar 16, 2026
AT 09:39:33 am
BOOK 01168
START PAGE 0399
END PAGE 0400
INSTRUMENT # 00578
EXCISE TAX (None)
LNN

Revenue Stamps: \$0.00 Recording Information
Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**
Title Not Certified

Tax Parcel ID No.: D8 57B1, D8 57B2, & D8 57
Brief Description for Index: Lots 1B, 1C & 9.52 acres residual

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 16th day of MARCH, 2026, by and between:

GRANTOR

DHM Custom Framing, Inc.
A North Carolina Corporation
698 Sulphur Springs Rd.
Warrenton, NC 27589

GRANTEE

DHM Custom Framing, Inc.
A North Carolina Corporation
698 Sulphur Springs Rd.
Warrenton, NC 27589

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, WARREN COUNTY, North Carolina, and more particularly described as:

Tract 1 (D8 57B1): All that certain lot or parcel of land and appurtenances thereto, containing 1.500 acres (gross), and being designated as Lot 1B, as the same is shown on that certain map or plat recorded at Plat Cabinet 1, slide 392, plat 17, Warren County Registry.

Tract 2 (D8 57B2): All that certain lot or parcel of land and appurtenances thereto, containing 1.500 acres (gross), and being designated as Lot 1C, as the same is shown on that certain map or plat recorded at Plat Cabinet 1, slide 392, plat 17, Warren County Registry.

Tract 3 (D8 57): All that certain lot or parcel of land and appurtenances thereto, containing 9.52 acres, more or less, and being further described as all of Lot 1, 14.02 acres, as shown on that certain map or plat recorded at Plat Book 18, page 88, Warren County Registry, **LESS AND EXCEPT** Lots 1A, 1B & 1C as shown on that certain map or plat recorded at Plat Cabinet 1, slide 392, plat 17, Warren County Registry.

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

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.

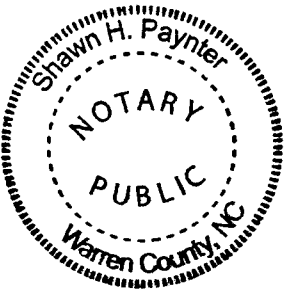
Title to the property hereinabove described is subject to the following exceptions:

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 and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

<u>CORPORATE GRANTOR</u>	[THIS IS WHERE YOU SIGN]	<u>INDIVIDUAL GRANTOR(S)</u>
DHM Custom Framing, Inc.		_____ (seal)
Name of Corporation or other entity		_____ (seal)
By: 		_____ (seal)
Mario De Haro Cruz		_____ (seal)
Title: President		_____ (seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]



Notary
Stamp/Seal

STATE OF NORTH CAROLINA, COUNTY OF WARREN
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Mario De Haro Cruz, as President of DHM Custom Framing, Inc.


Notary Public Signature

SHAWN H. PAYNTER

Date of Notarization: 3/16/2026

My commission expires: 11/1/2026
(date)

<===== Print Notary Name Here

STATE OF _____, COUNTY OF _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____
(date)

<===== Print Notary Name Here

Notary
Stamp/Seal