

For Registration Register of Deeds
Judy D. Martin

Moore County, NC

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Instrument# 2020026061

Stamps: \$26.00

This instrument was prepared by: **Sandhills Law Group**, No Title Examination Requested or Performed by Drafting Attorney

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **29th** day of **December, 2020**, by and between,

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>JAMES F. SHEPPARD AND WIFE, TERESA SHEPPARD</p>	<p>LORING MARTIN AND HIS WIFE, DANA MARTIN</p> <p><u>Mailing address:</u> 342 Thomas Kelly Road Sanford, NC 27330</p>

WITNESSETH:

That the Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey to the Grantee, his heirs, successors and assigns, all of that certain tract or parcel of land situate in **Bensalem Township, Moore County, North Carolina**, more particularly described as follows:

Being all of Lot Number Twenty One (21) of Carolina Equestrian Village as shown on a map entitled "Carolina Equestrian Village, Section Two, Bensalem Township, Moore County, North Carolina" dated June 9, 1975, prepared by Mickey R. Bennett, registered land surveyor and of record in the office of the Register of Deeds of Moore County in Plat Cabinet 1 at Slide 52B to which record reference is made for a more complete description.

Subject to covenants and restrictions as are of record in the office of the Register of Deeds of Moore County in Deed Book 396, Page 728 as amended by an amendment of record in

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for a more complete description of said covenants and restrictions.

Subject to rights of way and easements as shown on the plat hereinabove referred to.

This conveyance is subject to: (i) the Declaration of Restrictions and Covenants, if any, as the same may have been amended; (ii) such matters, provisions and reservations as are shown on the above plat, if any; (iii) the lien for ad valorem taxes or other assessments for the year of closing or conveyance; and (iv) utility easements of record.

The property hereinabove described is ____ or ____ is not the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid described land with all privileges and appurtenances thereunto belonging or in anywise appertaining to the said Grantee, his heirs, successors and assigns, in fee simple forever.

And the said Grantor, for himself and his heirs, successors and assigns, covenants with the said Grantee, his heirs, successors and assigns, that he is seized of the said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances; and that he does hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever, except for the exceptions noted herein.

The designation "Grantor" and "Grantee" as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as "Grantor" and "Grantee".

******The remainder of this page was intentionally left blank******

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in the Corporate name by its duly authorized officers by authority of its duly elected Board of Directors, or if Limited Liability Company (Company), in its Company name by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

James F. Sheppard
James F. Sheppard

Teresa Sheppard
Teresa Sheppard

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, Lori P. Foster, a Notary Public in and for the County and State aforesaid do hereby certify that James F. Sheppard and Teresa Sheppard, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 29 day of December, 2020.

(NOTARIAL SEAL)

Lori P. Foster
NOTARY PUBLIC

My Commission Expires: April 18, 2023

