

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

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Book: 6386 Page: 140 - 142 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$20.00

Instrument# 2025010489

Brief description for the Index:

Stamps: \$ 20.00

Lot 4056, Elmwood Section, Seven Lakes West – Parcel Id. 00017303

This instrument was prepared by: **The Gorenflo Law Firm, PLLC**

NO TITLE SEARCH COMPLETED BY PREPARER

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **15 day of July 2025** , by and between,

GRANTOR	GRANTEE
<p>Mary Ann Palmer, Trustee of the Mary Ann Palmer Revocable Trust dated November 19, 2013</p> <p><u>Mailing Address:</u> 1450 S. Fletcher Ave., Fernandina Beach, FL 32034</p>	<p>Michael D Martens, Trustee, of the Michael D. Martens Living Trust dated November 21, 2019, and any amendments thereto</p> <p><u>Mailing Address:</u> <i>4111 Douglas Rd Downers Grove IL 60515</i></p> <p><u>Property Address:</u> 114 Wertz Drive West End, NC, 27376</p>

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in **Mineral Springs Township, Moore County, North Carolina**, and more particularly described as follows:

BEING all of Lot 4056, Elmwood Section, Seven Lakes West, as shown on a plat recorded in Plat Cabinet 1, Slide 166-B, Moore County Register of Deeds.

submitted electronically by "Donnell G. Adams, Jr., Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4349, Page 239, Moore County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein above referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey in fee simple; that the 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: ad valorem taxes for the current year (prorated to the date of closing); utility easements; unviolated covenants, conditions and restrictions that do not materially affect the value of the property being conveyed herein; and such other encumbrances as may be assumed or specifically approved by Grantee.

The designation Grantor or 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 IS 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 its Corporate name in the ordinary course of business by its duly authorized officer, pursuant to authorization from the Board of Directors, or if Limited Liability Company (Company), in its Company name in the ordinary course of business by its duly authorized manager, or pursuant to authorization from its members, the day and year first above written.

Mary Ann Palmer (SEAL)
Mary Ann Palmer, Trustee of
Mary Ann Palmer Revocable Trust
dated November 19, 2013

STATE OF Florida,

COUNTY OF Nassau, to wit:

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she signed the foregoing document in the capacity indicated:
Mary Ann Palmer Trustee, Mary Ann Palmer Revocable Trust dated November 19, 2013.

Witness my hand and notarial seal this 15 day of July, 2025.

Cristina Hawbaker

Notary Public

Cristina Hawbaker
(Printed Name of Notary)

My Commission Expires: 7/20/2028

