

For Registration Register of Deeds
Judy D. Martin

Moore County, NC

Electronically Recorded

March 31, 2021 3:49:19 PM

Book: 5580 Page: 438 - 439 #Pages: 2

Fee: \$26.00 NC Rev Stamp: \$590.00

Instrument# 2021007595

This document prepared by:
Donnell G. Adams, Jr., Attorney
100 Market Square
Pinehurst, North Carolina 28374

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**

WARRANTY DEED

THIS WARRANTY DEED is made this 23rd day of March, 2021, by and between **JAMES LEACH and wife, JUDY LEACH**, of 35 Pinewild Dr., Pinehurst, NC 28374 ("Grantor"), and **ALLAN TAYLOR and wife, SANDRA M. TAYLOR**, of 21 Ridge Rd Foxfire Village NC 27231 ("Grantee").

WITNESSETH:

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

BEING all of Lot 19, Phase III, of Foxfire Golf and Country Club, as shown on a plat entitled "Phase III, Section I, Foxfire Village", made by Moore, Gardner and Associates, Inc., of Asheboro, North Carolina, dated February 1980, and recorded in Plat Cabinet 2, Slide 55, in the Moore County Registry, to which plat reference is made for a more particular description.

This conveyance is made subject to: (i) ad valorem taxes for the current year, which taxes shall be prorated at closing; (ii) utility easements of record; and (iii) restrictions enforceable against the property.

This property was conveyed to Grantor in instrument recorded in Deed Book 5160, Page 253, 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.

Judy Leach joins in this conveyance to relinquish any marital rights she may have acquired and does not join in any warranties herein set forth.

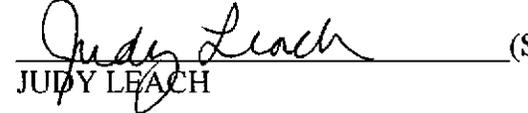
All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

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

AND the Grantor covenants with the Grantee, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons, subject however, to the exceptions, reservations and conditions hereinabove referred to.

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

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 by authority of its Board of Directors, on the day and year first above written.

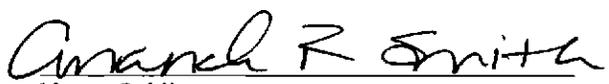
 (SEAL)
JAMES LEACH
 (SEAL)
JUDY LEACH

Moore County
North Carolina

I certify that the following person(s) personally 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 identification with the principal's photograph in the form of a _____); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JAMES LEACH and wife, JUDY LEACH

[TO NOTARY PUBLIC: PLEASE AFFIX YOUR NOTARIAL SEAL BELOW, MAKING SURE THAT THE AFFIXED SEAL IS COMPLETE AND LEGIBLE.]

Date: 3/25/2021


Notary Public

AMANDA R. SMITH
(Affirmation Public Here)
Moore County
North Carolina
My Commission Expires 11/11/2025

My Commission Expires: 11/11/2025