

FOR REGISTRATION REGISTER OF DEEDS  
 Judy D. Martin  
 Moore County, NC  
 December 27, 2013 01:39:17 PM  
 Book 4306 Page 583-584  
 FEE: \$26.00  
 INSTRUMENT # 2013019705

*u*

*Stovall*



INSTRUMENT # 2013019705

This instrument was prepared by:  
**J. Hunter Stovall, Attorney at Law**  
 P. O. Box 536  
 Southern Pines, NC 28388

No Title Examination Performed by Drafting Attorney

NORTH CAROLINA

WARRANTY DEED

MOORE COUNTY

THIS DEED, made this 18 day of December, 2013, by **JAMES D. ANGLE and wife, IRIS LLEWELLYN ANGLE**, Grantor, 462-2 Overlook Drive, Aurora, OH 44202 to **JAMES D. ANGLE and IRIS L. ANGLE, Trustees of the JAMES D. and IRIS L. ANGLE LIVING TRUST, UAD 11/5/2013**, Grantee;  
 Mailing Address: 462-2 Overlook Drive, Aurora, OH 44202

**WITNESSETH:**

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

Being all of Lot No. 15 as shown on a map entitled "The Colony Townhouses, Phase 2, Page 2, Property of Colony Development Company, McNeill Township, Moore County, Southern Pines, North Carolina" drawn from an actual survey by C. H. Blue and Associates, P.A., recorded in Plat Cabinet 4, Slide 19, Moore County Registry, reference to which is hereby made for a more complete description..

This conveyance is made subject to: (i) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; (ii) utility and access easements of record; and (iii) restrictive covenants of record, if any;

Being the property conveyed by Deed in Book 1645, Page 541, Moore County Registry.

This is not the principal residence of the Grantor herein.

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 hereinabove stated exceptions, reservations and conditions.


And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee 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; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, the day and year first above written.

[Signature] (SEAL)  
James D. Angle  
[Signature] (SEAL)  
Iris Llewellyn Angle

TIFFANY HARRIS  
Notary Public, State of Ohio  
My Commission Expires June 13, 2016  
Recorded in Portage County



STATE OF Ohio

COUNTY OF Portage

I certify that **James D. Angle and wife, Iris Llewellyn Angle** personally appeared before me this day and  I have personal knowledge of the identity of the principal, OR  I have seen satisfactory evidence of principal's identity, by a current state or federal identification with the principal's photo in the form of a \_\_\_\_\_ OR  a credible witness has sworn to the identity of the principal, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein.

Date: 10-18-13

[Signature]  
Signature of Notary Public  
Tiffany Harris  
Printed Name of Notary Public  
My Commission Expires: 6-13-16



TIFFANY HARRIS  
Notary Public, State of Ohio  
My Commission Expires June 13, 2016  
Recorded in Portage County