

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

September 2, 2025 1:59:12 PM

Book: 6405 Page: 552 - 554 #Pages: 3

Fee: \$26.00

NC Rev Stamp: \$630.00

Instrument# 2025012363

## SPECIAL WARRANTY DEED

### THIS INSTRUMENT PREPARED BY:

Michelle Stinnett, Esq.  
Lorenz & Creed Law Firm, PLLC  
230 N. Bennett Street  
Southern Pines, NC 28387

TO BE RECORDED IN THE  
DEED RECORDS OF  
MOORE COUNTY, NC

**Excise Tax: \$630.00 PARCEL ID: 00030917**

THIS DEED made this 28<sup>th</sup> day of August, 2025, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p><b>JAMES T. HEIDELBACH, Executor of the Estate of MARGARET C. ARNOLD</b> Mailing Address: One South Street, Suite 2200 Baltimore, MD 21202</p>	<p><b>RICHARD SPENCER ARNOLD</b> Tax address: 275 Steele Road, A 205 West Hartford, CT 06117</p>

### WITNESSETH:

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, the Grantor, for 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 that certain lot or parcel of land (referred to in the singular, whether one or more) situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference for a description of the real property hereby conveyed.**

**Property Address: 48 Martin Drive, Whispering Pines, NC 28327**

Submitted electronically by "Lorenz & Creed Law Firm PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Moore County Register of Deeds.

And being the same property conveyed to Margaret C. Arnold in instrument recorded in Book 460, Page 565, in the Moore County, North Carolina, Register of Deeds. Margaret C. Arnold died a resident of Moore County on June 30, 2025. For further reference, see Moore County Clerk of Court Estate File # 25E000684-620. This instrument prepared by: Michelle Stinnett, a licensed North Carolina attorney; delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

This property herein described does not include the primary residence of the Grantor.

This conveyance is made subject to (i) ad valorem taxes for the current year (prorated through the date of Settlement); (ii) utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and (iii) such other liens, encumbrances or defects as may be assumed or specifically approved by Grantee in writing.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions hereinabove set forth.

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

ESTATE OF MARGARET C. ARNOLD

By: [Signature] (SEAL)  
JAMES T. HEIDELBACH, EXECUTOR

STATE OF MARYLAND  
COUNTY OF Baltimore  
City

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 driver's license:

Name of Principal(s): James T. Heidelberg, as Executor of the Estate of Margaret C. Arnold.

Date: 8/28/25

Cynthia L Woods  
Notary Public

Cynthia L Woods  
Printed or typed name of Notary Public

My commission expires: 9/24/29



**NOTARY PUBLIC:** Please place an (X) in the space that describes the method of identifying the principal and (--) in the spaces that do not apply.

## Exhibit "A"

A certain lot or parcel of land, in McNeill Township, Moore County, North Carolina, fronting on the west line of Martin Drive, about 130 feet north of the intersection of Martin Drive with the north line of Cardinal Circle, and being described as follows:

BEGINNING at an iron pipe in the west line of Martin Drive, 261.17 feet north of the intersection of the west line of Martin Drive and the north line of Cardinal Circle, said beginning corner, being the northeast corner of Lot No. 80 of Section Nine, Phase One and Two, Whispering Pines, Inc., as shown on plat recorded in Map Book 9, at Page 55, in the Moore County Registry, said beginning corner also being the southeast corner of Lot No. 79; running thence from said beginning corner as the west line of Martin Drive, South 22° 02' East 10.00 feet to an iron pipe, the point of curve; thence continuing as the west line of Martin Drive as it curves to the right in a southerly direction, having a radius of 1195.05 feet, an arc distance of 120.58 feet, to a new iron pipe in the west line of Martin Drive, the common northeast corner of Lot No. 80-B; thence as the dividing line of Lot No. 80, South 74° 07' West 230.30 feet to a new iron pipe in the west line of Lot No. 80, the northwest corner of Lot No. 80-B; thence as the west line of Lot No. 80, North 3° 41' West 111.34 feet to an iron pipe, the northwest corner of Lot No. 80; and the southwest corner of Lot No. 79; thence as the north line of Lot No. 80 and as the south line of Lot No. 79, North 67° 58' East 200.00 feet to the beginning, and being the northern portion of Lot No. 80, Section Nine, Phase One and Two, Whispering Pines, Inc. as shown on plat recorded in Map Book 9, at Page 55, in the Moore County Registry, and as is shown on the plat attached hereto entitled "Division of Lot No. 80, Section Nine, Phase One and Two, Whispering Pines, Inc., Whispering Pines, North Carolina", dated December 2, 1975, and prepared by C. H. Blue & Associates.