

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/1/2024 11:12:48 AM
Fee Amt: \$136.00 Page 1 of 3
Revenue Tax: \$110.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3362 PG 567 - 569

This instrument prepared by, The Parker Law Office PLLC, 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 proceedings.

Revenue: \$ 110.00

NORTH CAROLINA GENERAL WARRANTY DEED

Submitted electronically by "The Parker Law Office PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Nash County Register of Deeds.

Mail/Box to: Grantee



This instrument prepared by DeLeon Parker, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

Brief description for the index: Parcel ID: 351319, PIN: 3823-0059-0734

THIS Deed made this date hereinbelow executed, by and between:

11Z *CMK (3)*

GRANTOR

GRANTEE

RED OAK FARMS DEVELOPMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
5088 Oak Level Road
Rocky Mount, North Carolina 27803

J & W DEVELOPMENT OF NASH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
3686 Windbriar Ct.
Battleboro, North Carolina 27809-9489

If checked, the property includes the primary residence of the grantor per NCGS §105-317.2.

This 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, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Nash County, North Carolina and more particularly described as follows:

File No: 8607-AN Parcel ID: 351319 PIN No: 3823-0059-0734

LYING and situate in Red Oak Township, Nash County, North Carolina, and being all of Lot 31, The Farm at Red Oak, Phase II, as shown on that map recorded in Map Book 44, Page 264, Nash County Registry.

THIS CONVEYANCE is made subject to those restrictive covenants recorded in Book 3089, Page 666, and amended in Book 3112, Page 400, and Book 3293, Page 173, Nash County Registry.

BEING a portion of the property described in that instrument recorded in Book 3291, Page 251, Nash County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, that 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

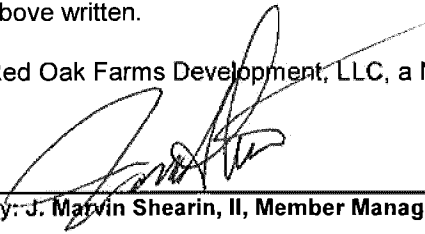
Title to the property hereinabove described is subject to the following exceptions:

- Ad valorem taxes for the current year which are prorated between the parties as of the date of settlement.
- Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

SIGNATURES BEGIN ON THE FOLLOWING PAGE.

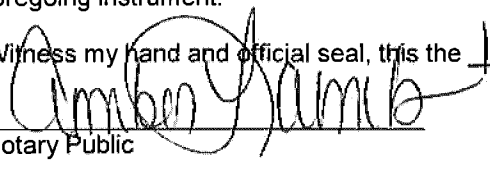
IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed, the day and year first above written.

Red Oak Farms Development, LLC, a North Carolina Limited Liability Company


By: J. Marvin Shearin, II, Member Manager

STATE: NC COUNTY, Nash

I, Amber Lamb, a Notary Public of the aforesaid County and State, do hereby certify that J. Marvin Shearin, II, Member Manager, on behalf of Red Oak Farms Development, LLC, a North Carolina Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16 day of July, 2024

Notary Public

AMBER LAMB
NOTARY PUBLIC
Wilson County, North Carolina
My Commission Expires August 29, 2028

My commission expires on: _____

(13)