

For Registration Register of Deeds  
Judy D. Martin

Moore County, NC

Electronically Recorded

September 4, 2018 4:21:17 PM

Book: 5031 Page: 547 - 549 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$860.00

Instrument # 2018013031

## GENERAL WARRANTY DEED

### THIS INSTRUMENT PREPARED BY:

Margaret A. Lorenz, 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: \$ 860.00**

THIS DEED made this 31 day of August, 2018, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<b>PINNACLE DEVELOPMENT DESIGN BUILD, LLC, a North Carolina limited liability company</b> <b>P.O. Box 55</b> <b>Southern Pines, NC 28388</b>	<b>RYAN W. PETERSON and wife,</b> <b>CARRIE J. PETERSON</b> <b>Tax Address: 330 N. Page Street</b> <b>Southern Pines, NC 28387</b>

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 situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

**Being all of Lot 3R, as shown on that map entitled "Recombination Survey, Mid Towne, Pinnacle Development Design/Build, Lot Nos. 380AR & 380BR, 2R, 3R, 5R & 6R, Block "I" & 6, Town of Southern Pines, McNeills Township, Moore County, Southern Pines, North Carolina", dated March 14, 2016, made by Stephen R. Sheffield & Associates, P.A. and recorded in the Office of the Register of Deeds of Moore County North Carolina in Plat Cabinet 17, Slide 258.**

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

Being a portion of the property conveyed to Grantor in instrument recorded in Book 4468, Page 138, in the Moore County, North Carolina, Register of Deeds. The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

This conveyance is made subject to (i) the lien of the County of Moore for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date hereof; (ii) utility easements of record; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

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 Grantor covenants with the Grantee, 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 noted herein.

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

**PINNACLE DEVELOPMENT DESIGN BUILD, LLC,  
A North Carolina Limited Liability Company**

**BY:**

**Pinnacle Development Corporation, Inc.,  
Member-Manager**

 (SEAL)

**Donald L. Johnson, President of  
Pinnacle Development Corporation, Inc.**

**BY:**

**Dean King Architecture, PLLC, Member-Manager**

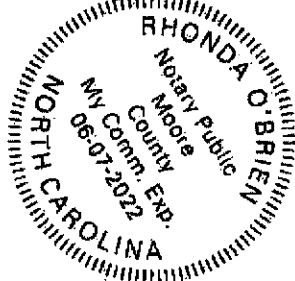
 (SEAL)

**Ronald Dean King, Jr. Member/Manager of  
Dean King Architecture, PLLC**

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I, a Notary Public of the County and State aforesaid, certify that Donald L. Johnson (either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally came before me this day and acknowledged that he is President of Pinnacle Development Corporation, Inc., a North Carolina Corporation Member-Manager of Pinnacle Development Design Build, LLC, a North Carolina limited liability company, and that he, as President being authorized to do so, voluntarily executed the foregoing on behalf of said corporation and limited liability company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 30 day of August, 2018.



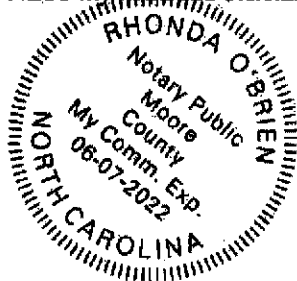
[SEAL]

Rhonda O'Brien  
Notary Public  
Rhonda O'Brien  
Printed or typed name of Notary Public  
My commission expires: 6/7/22

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I, a Notary Public of the County and State aforesaid, certify that Ronald Dean King, Jr. (either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally came before me this day and acknowledged that he is Member-Manager of Dean King Architecture, PLLC, Member-Manager of Pinnacle Development Design Build, LLC, a North Carolina limited liability company, and that they, as Member-Managers being authorized to do so, voluntarily executed the foregoing on behalf of said corporation and limited liability company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 31 day of August, 2018.



[SEAL]

Rhonda O'Brien  
Notary Public  
Rhonda O'Brien  
Printed or typed name of Notary Public  
My commission expires: 6/7/22