

FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC

March 10, 2017 03:34:37 PM

Book 4784 Page 335-338

FEE: \$26.00

NC REVENUE STAMP: \$470.00

INSTRUMENT # 2017003322

Jm

Bob Thompson



INSTRUMENT # 2017003322

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Richard Lee Yelverton III, Esq.
Van Camp, Meacham & Newman, PLLC
2 Regional Circle (28374)
P.O. Box 1389
Pinehurst, North Carolina 28370

NO TITLE WORK COMPLETED BY PREPARING ATTORNEY

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

Excise Tax: \$ 470.00

THIS DEED made this 10th day of March, 2017, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
QUINTEN VAN CAMP, and husband WILLEM ARTHUR MARTINUS VAN DEN BROEK, and JAMES R. VAN CAMP, separated, P. O. Box 1389 Pinehurst, NC 28370	BEAVER PATH ENTERPRISES, L.L.C. a Limited liability company P. O. Box 417 Vass, NC 28394

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 the Sandhills Township, Moore County, North Carolina, and more particularly described as follows:

See Attached Exhibit A

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

And being the same property conveyed to Grantor in instrument recorded in Book 3864, Page 569, 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. The Grantor, Willem Arthur Martinus Van Den Broek, is signing this Warranty Deed only to release his marital interest and by signing hereto is not conveying warranties as aforesaid. The Grantor, James R. Van Camp is separated and a Memorandum of Separation Agreement was recorded in Book 4638, Page 265 on April 28, 2016 in the Moore County Register of Deeds.

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 of closing and which Grantee by acceptance of this deed expressly agrees to pay; (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.

Quinten Van Camp (SEAL)
 QUINTEN VAN CAMP
by James R. Van Camp, attorney in fact.
Willem Arthur Martinus Van Den Broek
 WILLEM ARTHUR MARTINUS VAN DEN BROEK
by Quinten Van Camp - attorney in fact.

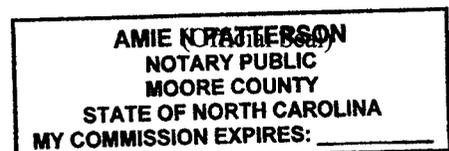
NORTH CAROLINA
 MOORE COUNTY

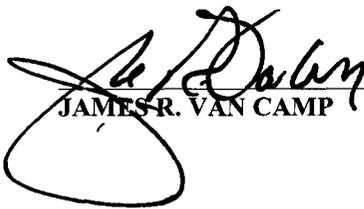
I, Amie N. Patterson, a Notary Public for Moore County, North Carolina, do hereby certify that James R. Van Camp, attorney in fact for Quinten Van Camp and Willem Arthur Martinus Van Den Broek, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Quinten Van Camp and Willem Arthur Martinus Van Den Broek, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds in the County of Moore, State of North Carolina, on in Book 3864, Page 550 and Book 3864, Page 559 the 15th day of April, 2011, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said James R. Van Camp acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Quinten Van Camp and Willem Arthur Martinus Van Den Broek.

Witness my hand and official seal, this the 10th day of March, 2017.

Amie N. Patterson
 Notary Public
 My Commission Expires: 12-22-2019




JAMES R. VAN CAMP

(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF MOORE

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; () a credible witness has sworn to the identity of the principal(s); the principal(s) acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): JAMES R. VAN CAMP

Witness my hand and official seal, this the 10th day of March, 2017.

Amie N. Patterson
Notary Public

My Commission Expires: 12-22-2019

(Official Seal)

AMIE N PATTERSON
NOTARY PUBLIC
MOORE COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES: _____

Exhibit A

Being all of Lot No. 49, as shown on a map entitled "Golfcrest Second Revision of Lots 15-25, inclusive", made by C.H. Blue, Registered Land Surveyor, dated July 25, 1960, and recorded in Map Book 7, Page 10, in the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3864, Page 569, Moore County Registry.