

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,100.00

Parcel Identifier No. 4225-65-6191-0000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Price & Williams

This instrument was prepared by: Eugene B. Davis, Jr., P.C. Attorney at Law, 1017 Ashes Drive, Suite 100, Wilmington, NC 28405

Brief description for the Index: LOT 143, PH 5, Magnolia Reserve

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between

**GRANTOR**

American Homesmith NC, LLC  
3900 Barrett Drive, Suite 101  
Raleigh, NC 27609

**GRANTEE**

Bryan Lindsey and spouse, Shefali Lindsey  
428 Northern Pintail Place  
Hampstead, NC 28443

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, that the Grantor, for a 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, parcel of land or condominium unit situated in the City of Hampstead, \_\_\_\_\_ Township, Pender County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4826 page 1687.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 73 page 70.

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 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 warranty and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: ad valorem taxes for current and subsequent years; applicable zoning and land use ordinances, statutes and regulations; and applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

American Homsmith NC, LLC, a North Carolina limited liability company

(Entity Name)

By:

Print/Type Name & Title: Clifton L. Benson, Jr / Manager

State of North Carolina County or City of Wake

I, the undersigned Notary of Public of the County and State aforesaid, certify that Clifton L. Benson, Jr. personally came before me this day and acknowledged that he is Manager of American Homsmith NC, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 1<sup>st</sup> day of August, 2024.



Marlene K Vandenberg  
Notary Public

Marlene K Vandenberg  
Notary's Printed or Typed Name

My Commission Expires: 8-3-2029

Exhibit "A"

BEING ALL of Lot 143, Phase 5, Magnolia Reserve, as depicted on plat entitled "Phase 6, Magnolia Reserve Town of Surf City Pender County North Carolina", recorded in Map Book 73 at Page 70 of the Pender County Registry, reference to which is hereby made for a more complete description.

SUBJECT TO the Declaration of Covenants, Conditions, Restrictions and Easements for Magnolia Reserve as recorded in Book 4713 at Page 2837-2861, and the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Magnolia Reserve Phases 5 and 6 as recorded in Book 4825 at Pages 1627-1629 of the Pender County Registry, and any amendments thereto.