

For Registration Register of Deeds  
William Britton

Moore County, NC

Electronically Recorded

December 29, 2022 4:11:04 PM

Book: 5956 Page: 554 - 557 #Pages: 4

Fee: \$26.00

NC Rev Stamp: \$160.00

Instrument# 2022020759

Prepared by and Return to:  
Patricia T. Niebauer, Esq.  
Robbins May & Rich LLP  
No Title Examination by Drafting Attorney

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$160.00

Brief description for the Index:

Parcel Identification Number 00006870 in the records of the Moore County Tax Department (for identification purposes only)

This deed is made as of DECEMBER 20, 22 by and between

Grantor	Grantee
Paul Darke Cornwell, II, unmarried	106 S Ray Street Carthage, LLC, a North Carolina limited liability company  565 Air Tool Drive, Suite E Southern Pines, North Carolina 28387

The designations "Grantor" and "Grantee" as used herein shall include the parties and their respective their heirs, successors, and assigns and shall include singular and the plural, and the masculine, feminine, and neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of land situated in Moore County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property") and is granted, bargained, sold, and conveyed subject and together with utility and other easements, restrictive covenants of record that are enforceable against or a benefit to the property, if any, and to the lien for ad valorem property taxes for the current year.

The Property was acquired by Grantor by instrument recorded in Book 5873, Page 391, Moore County Registry.

The Property (or a portion thereof)  includes or  does not include the primary residence of Grantor.

Submitted electronically by "Robbins May & Rich LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Moore County Register of Deeds.

TDC

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the Property 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.

[Signature Page to Follow]

IN WITNESS WHEREOF, this instrument is executed (a), if by an individual, by hereunto setting his or her hand under seal by adoption of the word "SEAL" appearing next to his or her signature, (b), if by a corporation, by the duly authorized officer, director or shareholder of the corporation on its behalf under seal, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the signature of the officer, (c), if by a partnership, by the duly authorized partner of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the partner or (d), if by a limited liability company, by the duly authorized manager or company official on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the manager or company official, on the day and year first above written.

GRANTOR

Paul Darke Cornwell, II  
Paul Darke Cornwell, II

STATE OF GA  
COUNTY OF DeKalb

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Paul Darke Cornwell, II	Individually

- I have personal knowledge of the identity of the principal;
- 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 GA DL; or
- A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on 20 Dec 2022

J.C. McDonald

Notary Public  
Print notary name: J.C. McDonald  
(notary name must be exactly as on notary seal)

My commission expires: 19 Nov 2023



Exhibit A

## Legal Description

**TRACT 1: BEGINNING at an iron stake at the intersection of McReynolds and Ray Streets and running thence along the northern margin of Ray Street, S 44 degrees W 42.6 feet to an iron stake, J. L. McGraw's corner; thence N 46 degrees W 108.7 feet to an iron stake, another corner of J. L. McGraw; thence N 46 degrees W 9.7 feet to an iron stake; thence N 44 degrees E 75.3 feet to an iron stake in the western margin of McReynolds Street; thence along the western margin of McReynolds Street, S 29 degrees E 113.8 feet to the BEGINNING. For further reference see Book 834, Page 45 and Book 504, Page 195 in the Moore County Registry.**