
NORTH CAROLINA GENERAL WARRANTY DEED

This instrument should be mailed to: Henderson Law, 132 Partlo St., Garner, NC 27529

Prepared by: Trinity Henderson

23-0093

Tax ID#: 15m14038v

Brief description:

71 N. Cousins Court

Excise Tax: \$868

This conveyance is insured by a policy of title insurance issued by Morehead Title Insurance Co..

THIS WARRANTY DEED is made, on the date set forth below in the acknowledgment hereof, by and between:

Adams Homes AEC, LLC

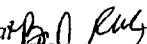
100 West Garden Street
Pensacola, FL 32502

(If checked, the property includes the primary residence of at least one of the Grantors.)

(hereinafter referred to as "the Grantor ") and

Brittney Copper Lamm and Robert Waylon Lamm

married

(to verify the name and status are correct, please initial )

71 N. Cousins Court
Smithfield, NC 27577

(hereinafter referred to as "the Grantees") :

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 hereby give, grant, bargain, sell and convey unto the Grantees, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land, which was acquired by the Grantor by deed recorded in Book 6166, Page 796, situated in Johnston County, and more particularly described as follows:

Being all of Lot 39, Phase 3, Charlestowne subdivision, as depicted in **Plat Book 95**, beginning at or including **Pages 122-124**, Johnston County Register of Deeds.

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 covenant(s) with the Grantees that Grantor is/are seized of the premises in fee simple, have/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 following exceptions:

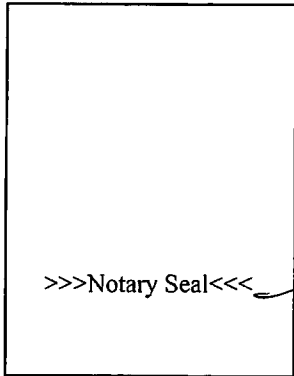
- 1. Public Utility Easements for Local Service.
- 2. Restrictive covenants recorded in Book 6166, Page 783 and as amended of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument on behalf of Adams Homes AEC, LLC, a limited liability company on the date set forth below in the acknowledgment hereof.

Adams Homes AEC, LLC

By: *Don J. Adams*

Name: DON J. ADAMS



State of Florida, Santa Rosa County

I, the undersigned, a Notary Public for the County and State aforesaid, do hereby certify that DON J. ADAMS, Authorized Agent of **Adams Homes AEC, LLC**, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the said limited liability company. Witness my hand and notarial seal, this the 7 day of April, 2023

Tara A. Mullen
Notary Public

My commission expires 8/22/25

