

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

May 18, 2022 4:46:48 PM

Book: 5852 Page: 188 - 190 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$39.00

Instrument# 2022008842

Excise Tax \$ 39.00

Recording Time, Book and Page

DRAFTED BY
 RAYMOND R. GATTI, ATTORNEY AT LAW
 NO TITLE EXAMINATION
 130 MAGNOLIA SQUARE COURT
 ABERDEEN, NC 28315

BRIEF DESCRIPTION FOR INDEX

1.5 +/- ACRE TRACT, JACKSON SPRINGS

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

This General Warranty Deed made this 16th day of May 2022 by and between KAREN FELLEMA, a single person of 7 Wedgewood Dr Jackson Springs NC 27281 (hereafter "Grantor") and MICHAELA O'BRIEN and CORLEY WALKER, as joint tenants with right of survivorship (hereafter "Grantee"). Tax: 3 Pine Crescent Drive, Whispering Pines, NC 28327

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 Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED.

Submitted electronically by "Lorenz & Creed Law Firm PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 980 Page 227 Moore County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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, the 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.

- a.) Easements and restrictions of record.
- b.) 2022 Ad Valorem taxes.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, adopting the designation (SEAL) as his own, the day and year first above written.

 (SEAL)
 KAREN FELLEMA

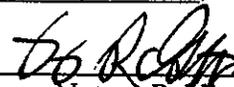
NOTARY'S ACKNOWLEDGEMENT

STATE OF NC LEE COUNTY

I, Notary Public for said County and State, do certify that KAREN FELLEMA, to me either 1) personally known or 2) having presented _____ Drivers License as satisfactory evidence of his/her identity, and he/she appeared before me this day and acknowledged the due execution of the foregoing instrument and that said instrument was signed by him/her voluntarily for the purposes stated therein.

Witness my hand and official stamp or seal, this 17 day of MAY, 2022.

My commission expires: 12-22-26


 Notary Public

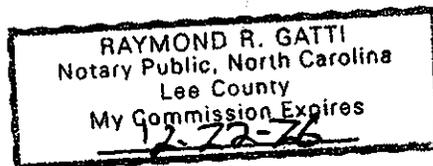


EXHIBIT "A"

BEGINNING at a stake in the old line of Regal Paper Corporation, said stake being the northwest corner of the Aaron Barber 1.5 acre tract as shown on plat recorded in Plat Cabinet 5, Slide 466, Moore County Registry, running thence with the Regal Paper line North 76 degrees 42 minutes 25 seconds West 167.50 feet to a stake; thence, a new line, South 00 degrees 52 minutes 42 seconds West 403.07 feet to a stake in the centerline of a 60 foot private access easement which easement connects the property herein described to State Road #1004; thence with the centerline of said 60 foot easement South 87 degrees 01 minute 12 seconds East 51.39 feet to a stake; thence continuing with said centerline South 74 degrees 40 minutes 58 seconds East 118.33 feet to a stake, Barber's southwest corner; thence with Barber's line North 00 degrees 32 seconds 21 minutes East 398.45 feet to the beginning, and containing 1.5 acres, and being subject to the right-of-way of the access easement hereinabove referred to.

Also conveyed herewith is an easement for ingress and egress to the above described property from State Road #1004 (Hoffman Road) as shown on the plat recorded in Plat Cabinet 5, Slide 466, Moore County Registry.