

BK: RB 6424
PG: 1567 - 1569
 RECORDED:
03/16/2021
03:39:40 PM
 BY: ANGELA ENGLISH
 DEPUTY

2021012868
NEW HANOVER COUNTY,
TAMMY THEUSCH PIVER
 REGISTER OF DEEDS

NC FEE \$26.00
 REAL ESTATE
 EXT \$843.00
 ELECTRONICALLY RECORDED

Excise Tax \$843.00
 Parcel No.: R02900-002-117-000

Delinquent taxes, if any, to be paid by Closing Attorney to the New Hanover County Tax Collector upon disbursement of closing proceeds.

This instrument was prepared by and return to: **Bailey & Busby, PLLC**
Wilmington Office
 7110 Wrightsville Ave. Suite A-1
 Wilmington, NC 28403

Brief description for Index:

Lot 38R, Scotts Hill Village, Phase Two

The attorney preparing this instrument has made no record search or title examination to the property herein described, unless the same is shown by his written and signed certificate. Further no tax advice of any nature has been rendered to the parties to this instrument.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 10th day of February, 2021, by and between:

"GRANTOR"	"GRANTEE"
<p>Clayton Properties Group, Inc., a Tennessee corporation</p> <p>5000 Clayton Road Maryville, TN 37804</p>	<p>Peter Wren McGuyer and wife, Savannah J. McGuyer</p> <p>8948 Cobble Ridge Dr. Wilmington, NC 28411</p>

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

Submitted electronically by "Bailey & Busby, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

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 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 or parcel of land situated in the County of New Hanover, State of North Carolina, and more particularly described as follows:

BEING ALL of Lot 38R, Scotts Hill Village, Phase Two, as shown on map recorded in Map Book 67, Pages 24 and 25 in the New Hanover County Registry, reference to said maps is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 6256, Page 2142, New Hanover County Registry.

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 warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (1) Ad valorem taxes for 2021 and subsequent years;
- (2) Applicable restrictions, General utility service easements and rights of way of record;
- (3) Matters shown on maps recorded in the local County Registry;
- (4) Applicable local, county, state or federal government laws or regulations relative to environment, zoning, subdivision, occupancy, use or construction of the subject property;

IN WITNESS WHEREOF, the Grantor hereunto set his hand and seal, the day and year first above written.

Clayton Properties Group, Inc.

BY: [Signature] (SEAL)
Stephen Johnson, Assistant Secretary

STATE OF SOUTH CAROLINA
COUNTY OF Richland

I, Chelsea Hawkins, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stephen Johnson, signing as Assistant Secretary on behalf of Clayton Properties Group, Inc.

Witness my hand and official seal on this date shown.

[Signature] Date: January, 10 20 21
Notary Public

My Commission Expires: 10/6/27

