

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

April 24, 2024 4:43:57 PM

Book: 6161 Page: 485 - 486 #Pages: 2

Fee: \$26.00 NC Rev Stamp: \$272.00

Instrument# 2024005359

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$272.00

Parcel Identifier No. 857404617232 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: _____ GRANTEE (address below)

This instrument was prepared by: R. BRADLEY JONES, ESQ., A NORTH CAROLINA LICENSED ATTORNEY

Title Insurance Co.:

Brief description for the Index: Lot 1433, Section 14, Forest Creek, 11/551

THIS DEED made this 18th day of April, 2024, by and between:

GRANTOR

GRANTEE

**MICHAEL L. JONES and wife,
CHRISTINE E. JONES**

MAILING ADDRESS:
2740 HAMPTON AVENUE
CHARLOTTE, NC 28207

**JARED MATTHEW ANGIN and wife,
SARAH LOUISE ANGIN**

PROPERTY ADDRESS:
1 KENILWOOD COURT
PINEHURST, NC 28374

MAILING ADDRESS:
8205 Richmond
The Colony, TX 75056

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in Moore County, North Carolina and more particularly described as follows:

LOT 1433, SECTION 14, FOREST CREEK, OF FOREST CREEK GOLF COURSE DEVELOPMENT, AS SHOWN ON A PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MOORE COUNTY, NORTH CAROLINA, IN PLAT CABINET 11, SLIDE 551.

THIS CONVEYANCE IS MADE SUBJECT TO (I) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1259, PAGE 60, AND AMENDMENTS THERETO, MOORE COUNTY, NORTH CAROLINA PUBLIC REGISTRY; (II) UTILITY EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO EASEMENTS TO CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 111, PAGE 277; BOOK 158, PAGE 527; BOOK 285, PAGE 233; BOOK 306, PAGE 85; AND BOOK 1072, PAGE 324, MOORE COUNTY REGISTRY; (III) EASEMENT TO THE TOWN OF SOUTHERN PINES RECORDED IN BOOK 1538, PAGE 309, MOORE COUNTY REGISTRY; AND (IV) AD VALOREM TAXES FOR THE CURRENT AND FUTURE YEARS.

PARCEL ID: 20040133 / PIN: 857404617232

****NO TITLE SEARCH OR CLOSING SERVICES PROVIDED BY THE PREPARER OF THIS INSTRUMENT.****

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 2706, Page 507.

No portion of the property herein conveyed includes the primary residence of a Grantor.

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, other than the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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

Michael L. Jones (SEAL)
MICHAEL L. JONES

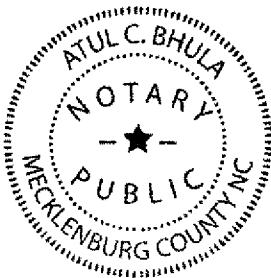
Christine E. Jones (SEAL)
CHRISTINE E. JONES

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, the undersigned Notary Public of the aforesaid State, County of Mecklenburg, do hereby certify that Michael L. Jones and Christine E. Jones personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this 18th day of April, 2024.

(NOTARY SEAL)



Atul C. Bhula
Notary Public
My Commission Expires: March 28, 2029