

Filed: 10/21/2025 02:47:31 PM
Kimberly M. Roberts, Register of Deeds
Richmond County, NC

Kimberly M. Roberts, Register of Deeds
Tax: \$34.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$34.00

Parcel Identifier No. 746203242837 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Williams, Deane & Herndon

This instrument was prepared by: C. Ray Herndon\ls TITLE NOT CERTIFIED BY DRAFTSMAN

Brief description for the Index: _____

THIS DEED made this 16th day of October, 2025, by and between

GRANTOR

GRANTEE

LFW Properties II, LLC
a North Carolina limited liability company

R&D Masonry and Construction, Inc.
a North Carolina corporation
491 Osborne Road
Rockingham, NC 28379

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, that 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 Rockingham Township, Richmond County, North Carolina and more particularly described as follows:

BEING Lots Nos. 14 and 15 of Southwood Subdivision, Section #2 according to survey and plat made by Thomas M. Bray, Registered Surveyor, in December, 1967, which plat is recorded in Book of Plats No. 12 at Page 75 of the Richmond County Registry.

This conveyance is made subject to any and all easements, restrictions and rights-of-way of record.
Conveyance of this property is done as a part of the winding up of the business of LFW Properties, II, LLC.

For prior title see Book 1305, Page 565 of the Richmond 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, other than the following exceptions: NONE

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

LFW
FLW Properties, II, LLC

Nicole Rheault Leach (SEAL)
Nicole Rheault Leach, Managing Member

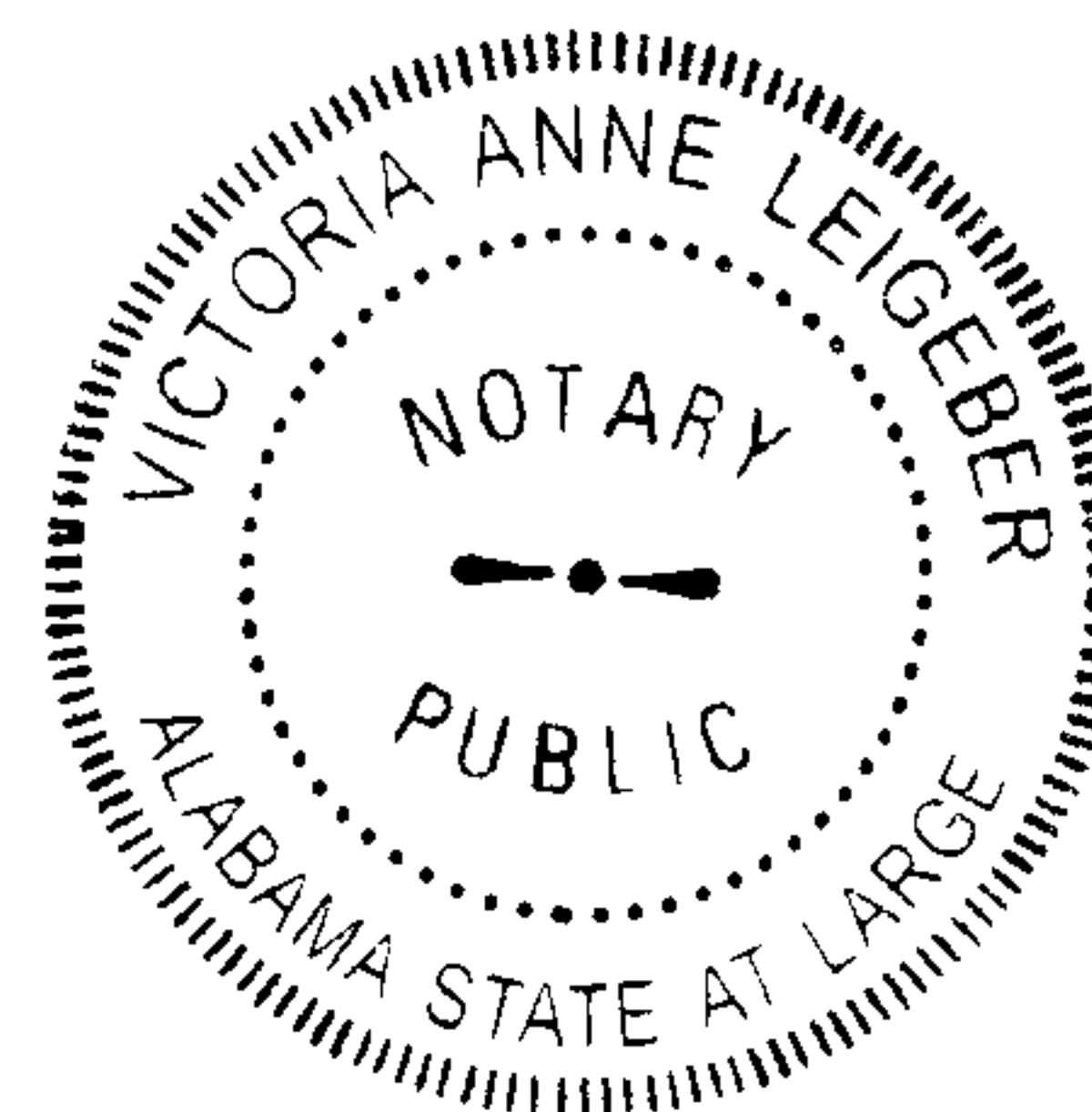
State of Alabama - County of Cullman

I, the undersigned Notary Public of the County and State aforesaid, certify that Nicole Rheault Leach personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal this 20 day of October, 2025.

Victoria Anne Leigber
Notary Public

My commission expires: 8.17.2026



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: NONE

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

LFW
~~FLW~~ Properties, II, LLC

Eric Rheault (SEAL)
Eric Rheault, Member

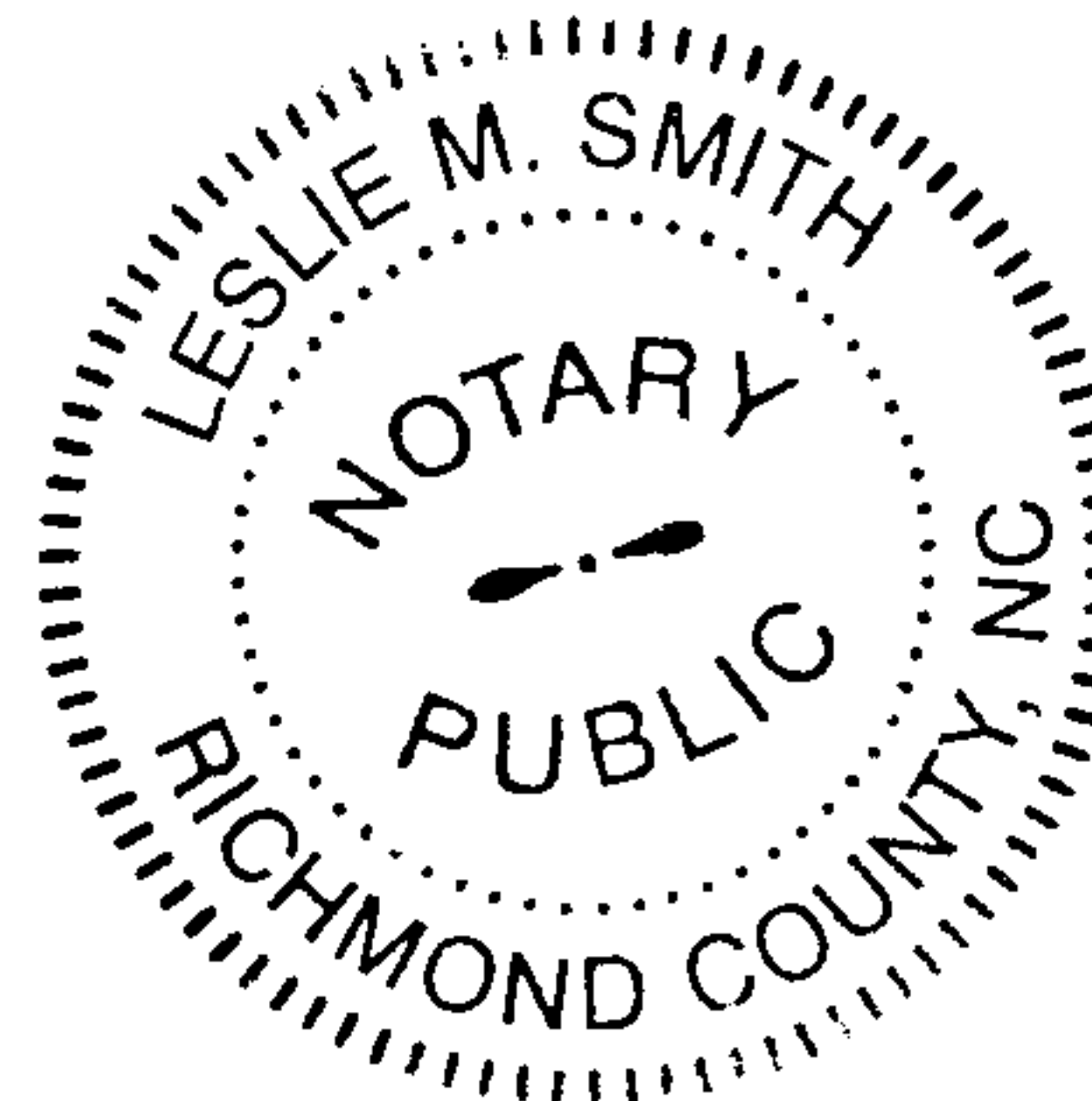
State of North Carolina - County of Richmond

I, the undersigned Notary Public of the County and State aforesaid, certify that Eric Rheault personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal this 20TH day of Oct, 2025.

Leslie M. Smith
Notary Public

My commission expires: 11-24-29



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: NONE

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

~~CFW~~ ~~CPH~~
FLW Properties II, LLC

Mary Ann Norris James N's POA
Mary Ann Norris by James Norris, POA
member ~~CPH~~

State of South Carolina – County of Darlington

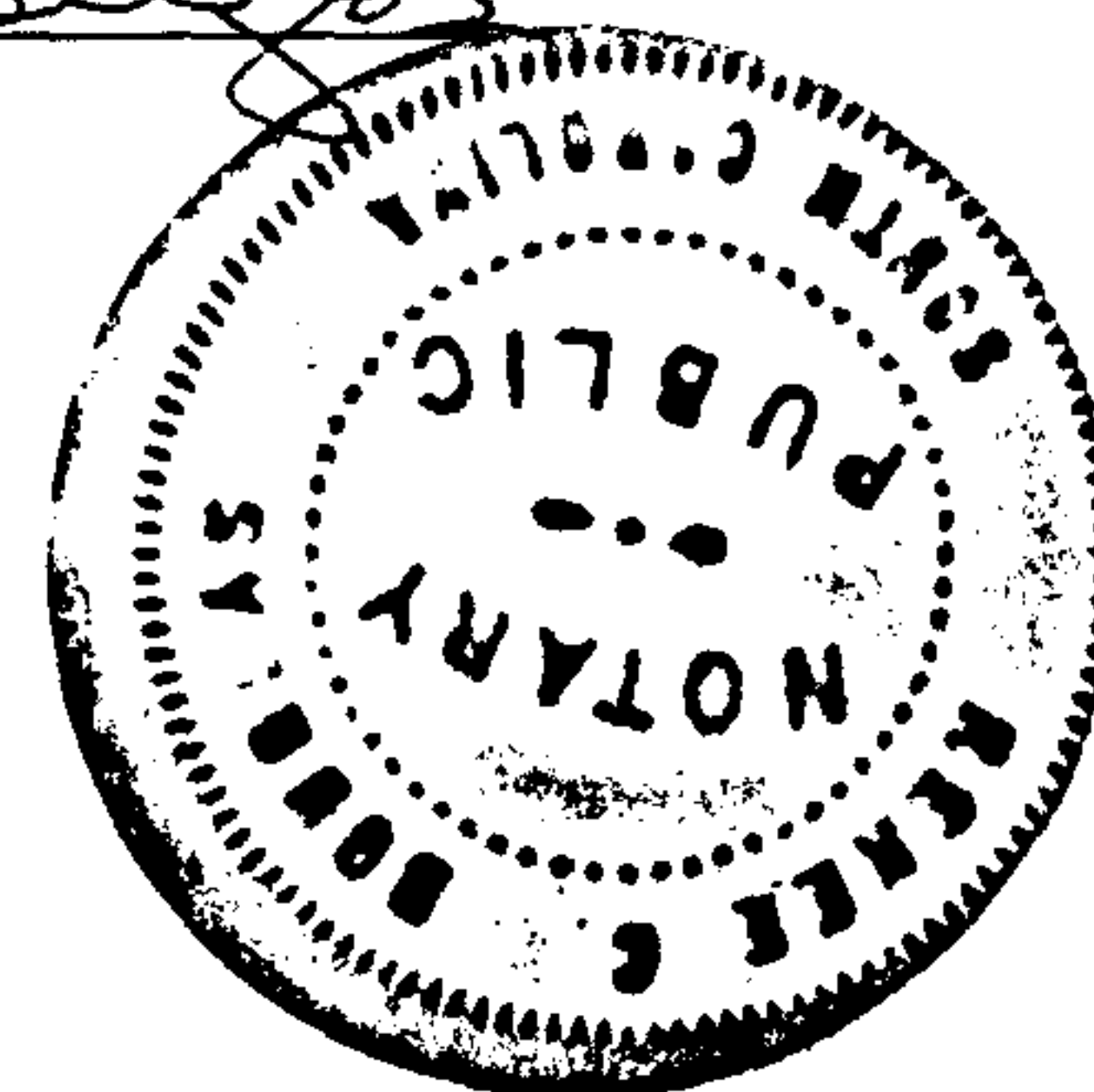
I, Renee Douglas, do hereby certify that James Norris (the "Agent"), agent for Mary Ann Norris (the "Principal"), personally appeared before me this day, and being by me duly sworn, says that the Agent executed the foregoing and annexed instrument for and on behalf of the Principal, and that the Agent's authority to execute and acknowledge the instrument is contained in an instrument duly executed, acknowledged, and recorded in Deed Book 2048 at Page 532 in the office of the Register of Deeds for Richmond County, North Carolina, on the 21st day of October, 2025, and that this instrument was executed under and by virtue of the authority given by the instrument granting the Agent power of attorney; that the Agent acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the Principal.

WITNESS my hand and official seal, this 20th day of October, 2025.

Renee Douglas
Notary Public

My commission expires: October 9, 2028

(Official Seal)



Member ~~CPH~~