

For Registration Register of Deeds  
 Judy D. Martin

Moore County, NC

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Book: 5695 Page: 300 - 302 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$926.00

Instrument# 2021019839

Brief description for the Index:

Stamps: \$

**LOT 5072, MAPLE SECTION, SEVEN LAKES WEST – PARCEL ID. 00027044**

This instrument was prepared by: **The Gorenflo Law Firm, PLLC** *NO TITLE SEARCH COMPLETED BY PREPARER*

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 1<sup>st</sup> day of September 2021, by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>William E. Scholtes and wife, Jane A. Scholtes</b></p> <p style="text-align: center;"><u>Mailing Address:</u>                      34 McMichael Drive                      Pinehurst, NC 28374</p>	<p><b>Nancy Parker and husband, Geoff Parker</b></p> <p style="text-align: center;"><u>Mailing Address:</u>                      5072 Seven Lakes West                      West End NC 27376</p> <p style="text-align: center;"><u>Property Address:</u>                      128 Morris Drive                      West End, NC 27376</p>

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in **Mineral Springs Township, Moore County, North Carolina**, and more particularly described as follows:

**Being all of Lot No 5072, Seven Lakes West, as shown on a plat entitled "Maple Section" which appears of record in the Office of the Register of Deeds of Moore County, North Carolina in Plat Cabinet 1, Slide 164B.**

Submitted electronically by "Robbins May & Rich LLP"  
 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 1793, Page 169, Moore County Registry.**

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

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein above referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey in fee simple; that 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: ad valorem taxes for the current year (prorated to the date of closing); utility easements; unviolated covenants, conditions and restrictions that do not materially affect the value of the property being conveyed herein; and such other encumbrances as may be assumed or specifically approved by Grantee.

The designation Grantor or Grantee as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as Grantor and Grantee.

**\*\*\* THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK \*\*\***

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in its Corporate name in the ordinary course of business by its duly authorized officer, pursuant to authorization from the Board of Directors, or if Limited Liability Company (Company), in its Company name in the ordinary course of business by its duly authorized manager, or pursuant to authorization from its members, the day and year first above written.

William E. Scholtes (SEAL)  
William E. Scholtes

Jane A. Scholtes (SEAL)  
Jane A. Scholtes

STATE OF NORTH CAROLINA,

COUNTY OF MOORE, to wit:

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she signed the foregoing document in the capacity indicated:  
**William E. Scholtes and Jane A. Scholtes.**

Witness my hand and notarial seal this 1<sup>st</sup> day of September, 2021.

Michael G. Gorenflo

Notary Public

Michael G. Gorenflo  
(Printed Name of Notary)

My Commission Expires: January 14, 2025

