

Type: CRP
Recorded: 1/4/2024 3:25:27 PM
Fee Amt: \$246.00 Page 1 of 3
Revenue Tax: \$220.00
WAYNE COUNTY, NC
CONSTANCE B. CORAM REGISTER OF DEEDS

BK 3868 PG 879 - 881

Excise Tax: \$ 220 -

Parcel Identifier No. 3605426493

The attorneys preparing this instrument have made no record search or title examination of the property description herein, and express no opinion with respect thereto, unless contained in a separate written certificate.

NORTH CAROLINA

WARRANTY DEED

WAYNE COUNTY

THIS DEED made this the 02 day of January 2024 by and between **Lanier Family Properties, LLC, (A North Carolina Limited Liability Company)**, whose address is 217 N. Skymont Drive, Clayton, NC 27527, and **LSJ Builders, LLC, (A North Carolina Limited Liability Company)**, whose address is 450 Corbett Town Road, Snow Hill, NC 28580, Grantor, and **Min Zheng**, Grantee, whose address is 502 S. Sycamore Street, Fremont, NC 27830. 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:

WITNESSETH, that the Grantor, in consideration of One Hundred Dollars (\$100.00) and other valuable considerations 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 Nahunta Township, Wayne County, North Carolina and more particularly described as follows:

*PREPARED BY: Gary Alexander (Alex) Lewis
Everett, Womble & Lawrence, LLP,
Attorneys at Law, 203 N William Street,
Post Office Drawer 1678, Goldsboro, NC 27533*

Submitted electronically by "Lucas & Davis, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wayne County Register of Deeds.

BEING all of Lot No. 2 in Block "B" of Nahunta Heights according to a map or plat thereof recorded in Plat Book 3, Page 17 in the Wayne County Registry. Being the same property conveyed by Deed in Book 3001, Page 175 of the Wayne County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3828, Page 344, Wayne County Registry.

This conveyance is made subject to those protective and restrictive covenants and easements, if any, recorded in the Wayne County Registry and to 2024 Wayne County ad valorem taxes.

The above described property does does not include the primary residence of the 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 forever.

And the Grantor covenants with the Grantee, that Grantor is the owner and is seized of the premises in fee simple; that Grantor 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 forever warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated hereinabove.

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

Lanier Family Properties, LLC
A North Carolina Limited Liability Company

[Signature] (SEAL)
By: Jerry Keith Lanier, Member/Manager

STATE OF NORTH CAROLINA

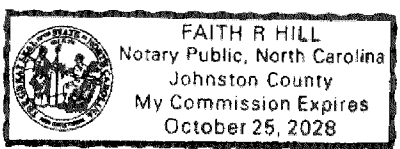
COUNTY OF WAYNE

I, Faith R. Hill, a Notary Public for Johnston County, North Carolina, do hereby certify that **Jerry Keith Lanier**, personally appeared before me this day, [] personally known to me -OR- [x] proved to me by satisfactory evidence, who being by me duly sworn, says that he is a **Member/Manager of Lanier Family Properties, LLC, a North Carolina Limited Liability Company**, and that by authority duly given and as an act of the company, the foregoing instrument was signed voluntarily in its name by him as Member/Manager for its stated purpose.

Witness my hand and official stamp or seal, this the 02 day of January, 2024.

My Commission Expires: 10/25/2028

Faith R Hill
Faith R. Hill, Notary Public



LSJ Builders, LLC
A North Carolina Limited Liability Company

[Signature] (SEAL)
By: Logan Jernigan, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF WAYNE

I, Faith R. Hill, a Notary Public for Johnston County, North Carolina, do hereby certify that **Logan Jernigan**, personally appeared before me this day, [] personally known to me -OR- [x] proved to me by satisfactory evidence, who being by me duly sworn, says that he is a **Member/Manager of LSJ Builders, LLC, a North Carolina Limited Liability Company**, and that by authority duly given and as an act of the company, the foregoing instrument was signed voluntarily in its name by him as Member/Manager for its stated purpose.

Witness my hand and official stamp or seal, this the 02 day of January, 2024.

My Commission Expires: 10/25/2028

Faith R Hill
Faith R. Hill, Notary Public

