

For Registration Register of Deeds
Judy D. Martin

Moore County, NC

Electronically Recorded

February 3, 2022 1:22:10 PM

Book: 5791 Page: 405 - 406 #Pages: 2

Fee: \$26.00 NC Rev Stamp: \$710.00

Instrument# 2022002109

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: Frank C. Thigpen, Thigpen & Jenkins, LLP

Mail after recording to: Grantee

NO TITLE EXAMINATION COMPLETED

Revenue \$710 Parcel ID 00052345

Brief description for the index: Lot 5R

This Deed made this ^{7th} day of January, 2022 by and between:

GRANTOR:	GRANTEE:
GRANTOR Alex W. Duggan and wife, Chontelle N. Cooper	GRANTEE Rudy Allan Wanless and wife, Beverly Jean Wanless 12100 Seminole Blvd. Lot #262 Largo, FL 33778

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

BEING ALL OF LOT 5R CONTAINING 33,150 SQUARE FEET, AS SHOWN ON A MAP ENTITLED "PLAT OF CORRECTION" SURVEY FOR PLM BUILDERS, INC., RECOMBINATION OF PARTIAL LOTS 3, 4 AND 5, BEING LOT 5R, BOUNDARY SURVEY, SANDHILLS TOWNSHIP, MOORE COUNTY, NEAR PINEBLUFF, NORTH CAROLINA, DATED OCTOBER 2, 2007, PREPARED BY RYAN D. MCBRYDE, PLS, WHICH MAP IS RECORDED IN PLAT CABINET 13 AT SLIDE 971, IN THE OFFICE OF THE REGISTER OF DEEDS OF MOORE COUNTY, NORTH CAROLINA.

FOR FURTHER REFERENCE SEE DEED BOOK 5543 AT PAGE 413 OF THE MOORE COUNTY, NORTH CAROLINA REGISTRY.

THE ABOVE DESCRIBED PARCEL WAS ___ WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO: (I) AD VALOREM TAXES FOR THE CURRENT YEAR, WHICH TAXES SHALL BE PRORATED AT CLOSING; (II) UTILITY EASEMENTS OF RECORD; (III) RESTRICTIONS ENFORCEABLE AGAINST THE PROPERTY.

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 said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Alex W. Duggan (SEAL)

Chontelle N. Cooper (SEAL)

STATE OF NC
COUNTY OF MOORE

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Principal(s): Alex W. Duggan and Chontelle N. Cooper.

Date: 11/27/22

Kami Leigh David
Notary Public

My Commission expires: 11/1/24

KAMI LEIGH DAVID
NOTARY PUBLIC
Moore County
North Carolina
My Commission Expires