

BOOK 677 PAGE 52(2) 325757



300 rev *RD*
22.00

25.00pd

This document presented and filed:
06/21/2011 03:08:00 PM

Kaye G. Norris, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$3.00

Excise Tax \$ 3.00

Recording Time, Book and Page

PIN# 658818412204 ✓

DRAFTED BY
RAYMOND R. GATTI, ATTORNEY AT LAW
NO TITLE EXAMINATION
130 MAGNOLIA SQUARE COURT
ABERDEEN, NC 28315

BRIEF DESCRIPTION FOR INDEX

LOT 309, BLOCK 12, UNIT 7A, HOLIDAY SHORES

**NORTH CAROLINA
GENERAL WARRANTY DEED**

This General Warranty Deed made this 14th day of June, 2011 by and between CHRISTOPHER REESE CHILDRESS, a single person, of 192 Daisy Hill Road, Carthage, NC 28327 (hereafter "Grantor") and NICHOLAS RAYMOND CATERINO (hereafter "Grantee").
Tax: 46 Knoll Road, Southern Pines, NC 28387

WITNESSETH:

The Grantor, for 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 (referred to in the singular, whether one or more) situated in, Montgomery County, North Carolina, and more particularly described as follows:

LOT NO. 309 in Block 12, Unit No. 7A as shown on the survey and original plat of Holiday Shores, Montgomery County, North Carolina and of record in the office of the Clerk of Court, Montgomery County, Troy, North Carolina in Deed Book 6 at page 4 to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 516 Page 865 Montgomery County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel or 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, 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 for the exceptions noted herein.

- a.) 2011 Ad Valorem Taxes.
- b.) Easements and restrictions of record.

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 Grantor has hereunto set his hand and seal, adopting the designation (SEAL) as his own, the day and year first above written.

Christopher Reese Childress (SEAL)
 CHRISTOPHER REESE CHILDRESS

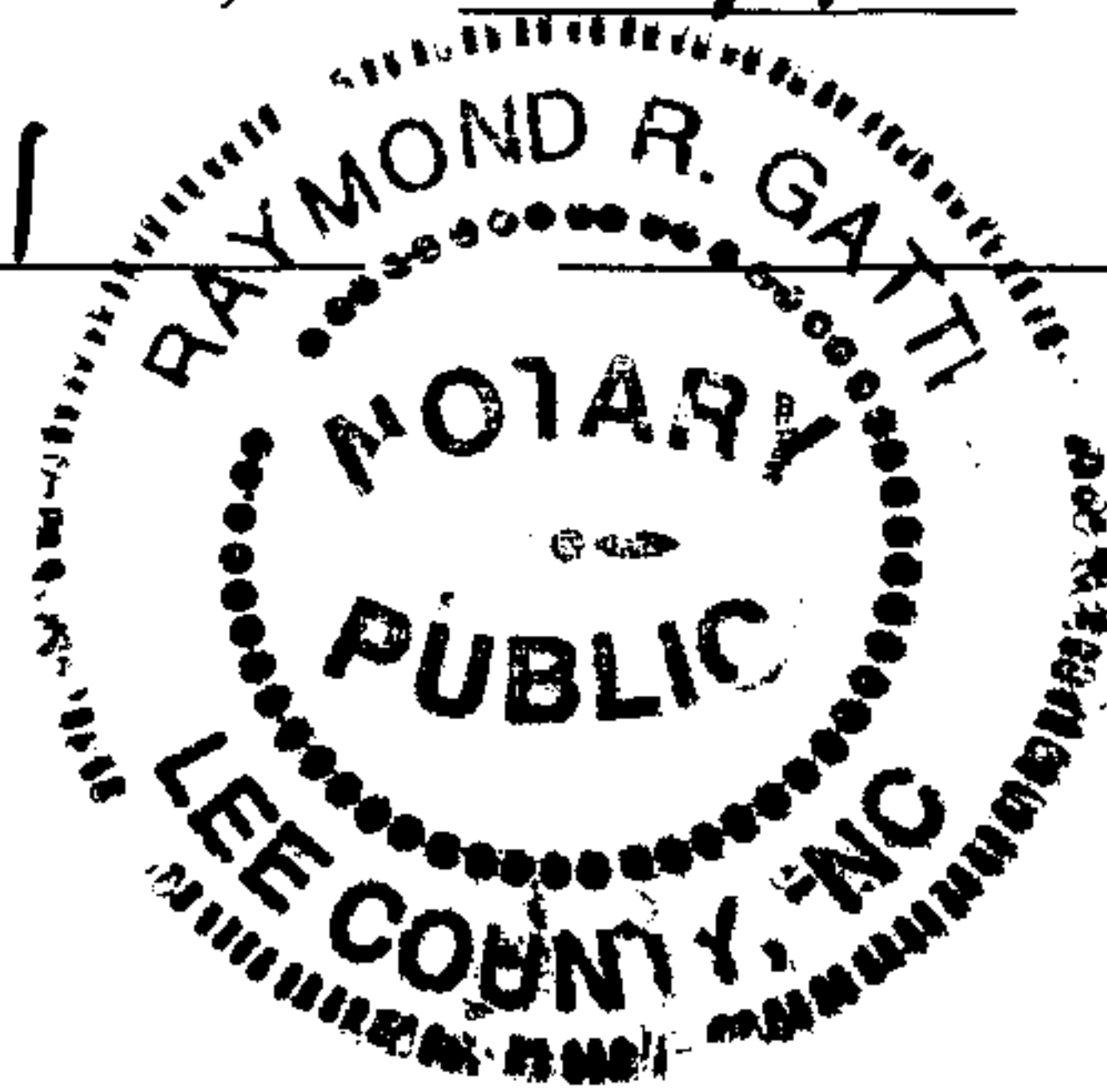
NOTARY'S ACKNOWLEDGEMENT

STATE OF NC COUNTY LF

I, Notary Public for said County and State, do certify that CHRISTOPHER REESE CHILDRESS, to me either 1) ~~personally known~~ or 2) having presented NC Drivers License as satisfactory evidence of their identity, and they appeared before me this day and acknowledged the due execution of the foregoing instrument and that said instrument was signed by them voluntarily for the purposes stated therein.

Witness my hand and official stamp or seal, this 14 day of JUNE, 2011.

My commission expires: 12-22-11



Raymond R. Gatti
 Notary Public