

Filed: 02/28/2007 12:52:05 PM
Patsy T. McDonald, Register of Deeds
Richmond County, NC

Handwritten signature of Linda W. Douglas, Deputy
Tax: \$210.00

Lynch Law Firm, P.C.
P. O. Box 280
Pinehurst, NC 28370
Drafted by Susan M. Lynch

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

Richmond County Tax Appraisal Dept.
114 East Franklin Street
Rockingham, NC 28379

WARRANTY DEED

THIS DEED, made this 28th day of February, 2007, by and between WILLIAM C. McINTYRE II, (erroneously listed as WILLIAM C. McINTRYE in previous deed) and wife, SHANNON M. McINTRYE a/k/a SHANNON NICHOLE McINTYRE, Grantor, and ROBERT J. FIELY and wife, PATRICIA FIELY, Grantee. Tax address: 232 Farmstead Court, Rockingham, NC 28379

WITNESSETH:

That said 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, tract, parcel or land situated in the city of Rockingham, Wolf Pit Township, Richmond County, North Carolina, and more particularly described as follows:

BEING Lot #13 of Farmstead Subdivision, according to the plat of Farmstead Subdivision as recorded in the Richmond County Registry in Slide Book 705 Plat B.

For further reference see Book 1292 at page 332 in the Richmond County Registry.

This conveyance is made subject to: (1) ad valorem taxes for the current year; which taxes shall be prorated at closing; (2) utility easements of record; and (3) restrictions enforceable against the property.

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 exceptions, reservations and conditions hereinabove referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey 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, subject however, to the exceptions, reservations and conditions hereinabove referred to.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine or neuter as required by context.

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 by its duly authorized officers and its seal to be hereunto affixed by authority if its Board of Directors, the day and year the first above written.

William C. McIntyre II (SEAL)
WILLIAM C. McINTYRE, II

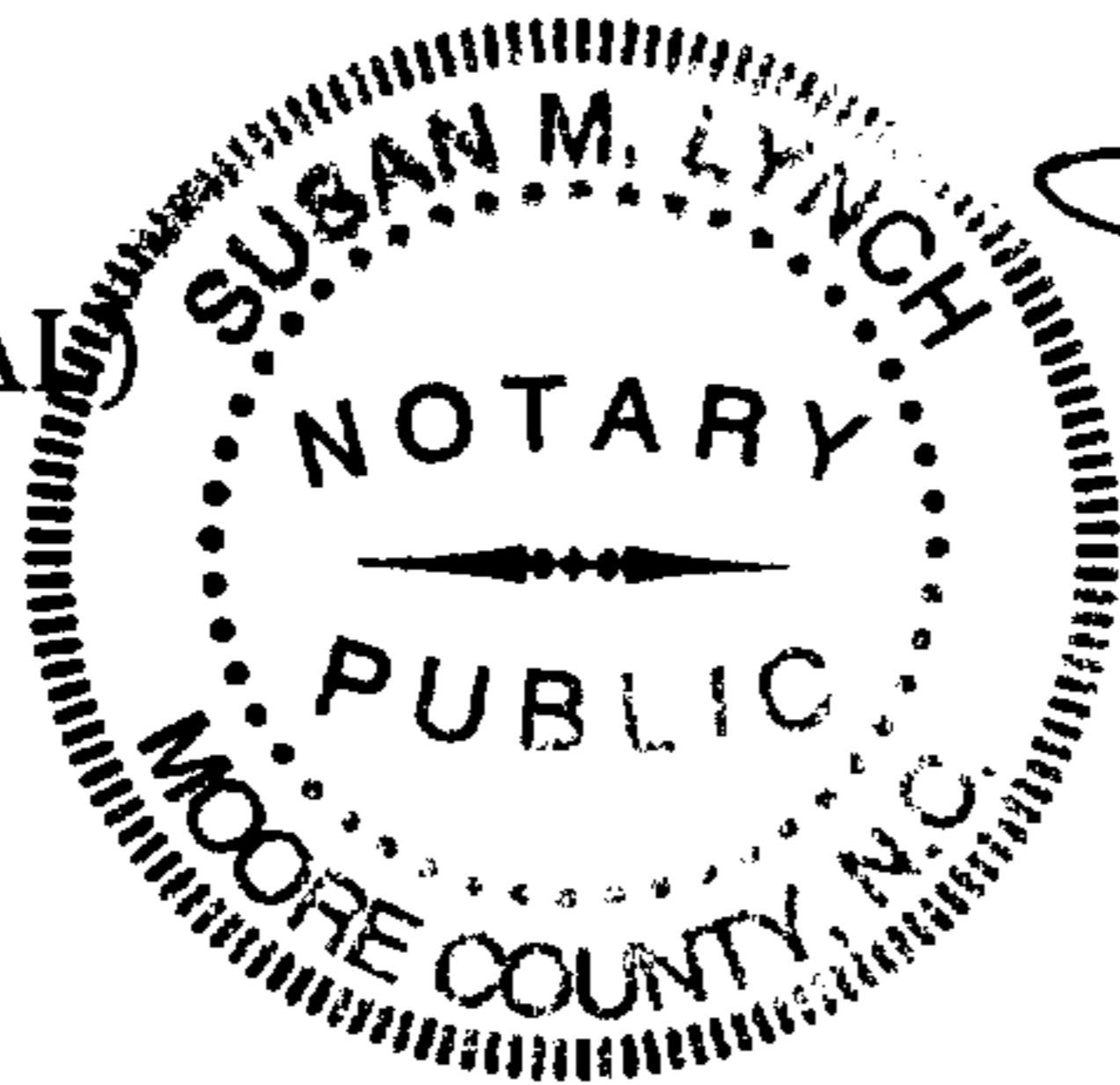
Shannon M. McIntyre (SEAL)
SHANNON M. McINTYRE
a/k/a SHANNON NICHOLE McINTYRE

STATE OF NC
COUNTY OF RICHMOND

I, Susan M. Lynch, a Notary Public for Moore County, North Carolina, do hereby certify that William C. McIntyre, II and Shannon M. McIntyre personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 28th day of February, 2007

(NOTARIAL SEAL)



Susan M. Lynch
NOTARY PUBLIC

My Commission Expires: 08-25-07