

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

October 30, 2024 12:30:56 PM

Book: 6253 Page: 165 - 166 #Pages: 2

Fee: \$26.00

NC Rev Stamp: \$1,061.00

Instrument# 2024014730

**NORTH CAROLINA GENERAL WARRANTY DEED
TITLE NOT CERTIFIED BY PREPARER**

Excise Tax \$ 1,061.00

P&L File # 7121-76

Parcel Identifier No.: 00019680

This instrument prepared by: Person & Lee PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Hutchens Law Firm, LLP, 4317 Ramsey Street, Fayetteville NC 28311

Brief Description for the Index: Lot 2280, Seven Lakes Country Club, Dorset Section

THIS DEED made this 21st Day of August, 2024 by and between:

GRANTOR	GRANTEE
JK BUILDERS, INC., a North Carolina Corporation Mailing Address: 1184 Fayetteville Road Raeford, NC 28376	MELISA ANN WINTER, unmarried and ROGER DALE FARMER and spouse HOAN FARMER Property Address: 102 Dartmoor Lane West End, NC 27376

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

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, that the 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 or parcel of land situated in or near the City of West End, McNeill Township, Moore County, North Carolina and more particularly described as follows:

BEING all of Lot 2280, "Dorset Section, Seven Lakes Country Club" which map is recorded in Plat Cabinet 1, Slide 38-B, Moore County Registry, to which map reference is hereby made for a more perfect description of said lot.

The property hereinabove described was acquired by instrument recorded in Book 6131, Page 333-335, Moore County, North Carolina, Registry.

Submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

A map showing the above described property is recorded in Plat Cabinet1, Slide 38-B, Moore County, North Carolina, Registry.

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 the premises in fee simple, 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 warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the current year, restrictive covenants, utility easements, permits, and rights of way as the same may appear of record

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

If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

JK Builders, Inc.

By: [Signature]
Mubarak Shahbain, President

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Mubarak Shahbain, President.

Date: August 21, 2004

[Signature]
Signature of Notary Public

Tracey Akers
Printed Name of Notary Public

My Commission Expires: 10/18/2005

