

For Registration Register of Deeds  
William Britton

Moore County, NC

Electronically Recorded

December 29, 2022 3:22:38 PM

Book: 5956 Page: 497 - 498 #Pages: 2

Fee: \$26.00 NC Rev Stamp: \$704.00

Instrument# 2022020748

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$704.00

Parcel Identifier No. 20210248 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

Brief description for the Index: Lots 88, Camellia Crossing Subdivision, Phase 3

THIS DEED made this 21 day of November, 2022, by and between

GRANTOR	GRANTEE
H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company 2919 Breezewood Avenue Suite 400 Fayetteville, NC 28303	Marae Anna Travis  3095 Wilton Way Vass, NC 28394

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, parcel of land or condominium unit situated in the City of Vass, Moore County, North Carolina and more particularly described as follows:  
 Being all of Lot 88 as shown on a map entitled "Survey for Camellia Crossing, Phase 3, Tri South Builders, Inc., McNeill Township, Moore County, North Carolina," dated April 18, 2021, drawn from an actual survey by Matthew A. Callahan Surveying, and recorded in Plat Cabinet 18, Slide 887, Moore County Registry, reference to which is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5635 page 420.  
 All or a portion of the property herein conveyed \_\_\_\_\_ includes or x does not include the primary residence of a Grantor.  
 A map showing the above described property is recorded in Plat Book 18 page 887.

Submitted electronically by "Donnell G. Adams, Jr., Attorney at Law"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Moore County Register of Deeds.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company

(Entity Name)

By: Leslie Groves  
Print/Type Name & Title: Leslie Groves, Division President

State of North Carolina – County of Cumberland

I, Tamara L Green, the undersigned Notary Public of the County and State aforesaid, certify that Leslie Groves, personally appeared before me this day and acknowledged that she is the Division President of H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of November, 2022

My Commission Expires: 5-10-24

Tamara L Green  
Notary Public

