

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/3/2023 2:18:41 PM
Fee Amt: \$876.00 Page 1 of 4
Revenue Tax: \$850.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3271 PG 640 - 643

This instrument prepared by, The Parker Law Office 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 proceedings.

Revenue: \$ 850.00

NORTH CAROLINA GENERAL WARRANTY DEED

Submitted electronically by "The Parker Law Office PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Nash County Register of Deeds.

Mail/Box to: Grantee



This instrument prepared by DeLeon Parker, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

Brief description for the index: Parcel ID: 045419, PIN: 3834-0054-6327

THIS Deed made this date hereinbelow executed, by and between:

1/2

CASTA

GRANTOR

DONALD POLAND BUILDERS, LLC
PO Box 8962
Rocky Mount, North Carolina 27804

GRANTEE

JDW HGW

JAMES D. WARREN JR. AND SPOUSE, HANNAH G. WARREN , AS TENANTS BY THE ENTIRETY
4367 N Browntown Rd
Battleboro, North Carolina 27809

If checked, the property includes the primary residence of the grantor per NCGS §105-317.2.

This 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Nash County, North Carolina and more particularly described as follows:

File No: 7342-ACN Parcel ID: 045419 PIN No: 3834-0054-6327

LYING and situate in Red Oak Township, Nash County, North Carolina, and being all of Lot 4, Block A, Brookside Subdivision, as shown on that map recorded in Map Book 31, Pages 337 and 338, Nash County Registry.

THIS CONVEYANCE is made subject to those restrictive covenants recorded in Book 2064, Page 377, and Book 2380, Page 823, Nash County Registry.

BEING the identical property described in that instrument recorded in Book 3220, Page 1, Nash County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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 which are prorated between the parties as of the date of settlement.
- Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

SIGNATURES BEGIN ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed, the day and year first above written.

Donald Poland Builders, LLC


By: William Donald Poland, Jr., Member/Manager

NORTH CAROLINA, COUNTY, Nash

I, Catherine B Ipoek, a Notary Public of the aforesaid County and State, do hereby certify that **William Donald Poland, Jr., Member/Manager**, on behalf of **Donald Poland Builders, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of February, 2023.

Catherine B Ipoek
Notary Public

My commission expires on: _____

CATHERINE B IPOCK
Notary Public, North Carolina
Nash County
My Commission Expires
May 14, 2025

**STATEMENT OF SOLE MEMBER OF
DONALD POLAND BUILDERS, LLC**

I, William Donald Poland, Jr., attests as follows:

I am the sole Member of Donald Poland Builders, LLC;

I consent to the terms of the Offer to Purchase and Contract executed January 19, 2023 by James D. Warren, Jr. and Hannah G. Warren ("Buyer");

As the sole Member, he is authorized to execute any and all documents necessary to conclude the purchase by Buyer in accordance with the terms of the Offer to Purchase.

The sale is in the ordinary course of business.

s/ 

William Donald Poland, Jr., Sole
Member/Manager
Donald Poland Builders, LLC

Dated: 2-28-23

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