

For Registration Register of Deeds
Judy D. Martin

Moore County, NC

Electronically Recorded

August 31, 2022 4:32:27 PM

Book: 5907 Page: 83 - 87 #Pages: 5

Fee: \$26.00 NC Rev Stamp: \$330.00

Instrument# 2022015082

Prepared by: James E. McNeill of Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
No Title Search
Index Description: Lots 2 & 3; formerly Tract Hiram's Woods
Parcel ID: 20210261 & 20210262
Stamps: \$330.00

SPECIAL WARRANTY DEED

THIS DEED made this 30 day of August, 2022 by and between:

GRANTOR	GRANTEE
RHETSON COMPANIES, INC. A North Carolina Corporation	SR DIEM AND LOWERY, LLC A Georgia limited liability company
2075 Juniper Lake Road West End, NC 27376	3011 Sutton Gate Drive, Suite 120 Suwanee, GA 30024

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

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby expressly acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Moore County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" incorporated herein.

Recording Requested by:
FNTG-NCS Colorado
N0039539

submitted electronically by "FNTIC - NCS Colorado Downtown"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

This conveyance is made subject to (i) matters disclosed on any recorded map or plat referenced within the legal description; (iii) the lien for ad valorem property taxes for the year of this conveyance, to be prorated at closing and (iv) all matters set forth on the attached Exhibit "B" incorporated as if set forth herein.

This Deed was prepared without a review or examination of the above described property title and no opinions or representations are being made either expressly or impliedly by the drafter of this Deed.

The property conveyed herein does not contain the primary residence of the Grantor.

The property hereinabove conveyed was acquired by Grantor by Instruments recorded in the Moore County Registry in Book 5637, Page 235.

TO HAVE AND TO HOLD the property described herein and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND the Grantor covenants with the Grantee that Grantor is seized of the premises, has the right to convey the same, Grantor has done nothing to impair such titled as he received, that Grantor will warrant and defend the title against the lawful claims of persons claiming by and through him except for the exceptions noted herein.

{The remainder of this page is intentionally left blank}

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

GRANTOR:

RHETSON COMPANIES, INC.

[Signature] (SEAL)
Name: Brian R. Clodfelter
Title: President

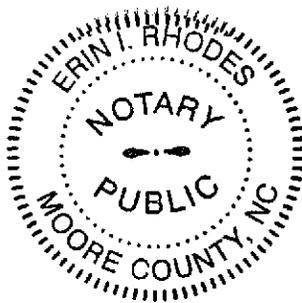
STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Erin I. Rhodes, 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 _____ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a _____ OR _____ a credible witness has sworn to the identity of the principle(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brian R. Clodfelter, President of Rhetson Companies, Inc..

Date: 8-29-2022

Erin I. Rhodes
Notary Public

(Official Seal)



My commission expires: 8-22-2027

EXHIBIT "A"**Tract One:**

Being all of Lot 2 as shown and delineated on that plat recorded in Plat Cabinet 18, Slide 883, Moore County Registry, to which reference is hereby made for a more complete and accurate description of said Lot 2.

Tract Two:

Being all of Lot 3 as shown and delineated on that plat recorded in Plat Cabinet 18, Slide 883, Moore County Registry, to which reference is hereby made for a more completed and accurate description of said Lot 3.

Exhibit B
Permitted Exceptions

1. Public utility easements of record in customary form to serve the Property, provided, however, that said easements do not inhibit or impair the use of the Property as it exists on the date of recordation of this Deed.
2. Zoning ordinances, provided such ordinances do not prohibit or limit the use of the Property as it exists on the date of recordation of this Deed.
3. Rights of way of publicly maintained roads.
4. Restrictions, easements and assessments upon the Property, provided that such restrictions, easements and assessments do not prohibit or limit the sale of the Property.
5. Restrictions, Easements and Covenants with Restrictions appearing of record in Book 5595, Page 262, Moore County Registry.
6. First Amendment to Declaration of Easements with Covenants and Restrictions appearing in Book 5807, Page 332 of the Moore County Registry.
7. Subject to matters shown on plats recorded in Plat Cabinet 18, Page 883 and Plat Cabinet 19, Slide 332, Moore County Registry.