

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

August 11, 2022 9:09:06 AM

Book: 5895 Page: 341 - 342 #Pages: 2

Fee: \$26.00

NC Rev Stamp: \$610.00

Instrument# 2022013832

GENERAL WARRANTY DEED**THIS INSTRUMENT PREPARED BY:**

Michelle Stinnett, Esq.
Lorenz & Creed Law Firm, PLLC
230 N. Bennett Street
Southern Pines, NC 28387

Tax ID 00039656

TO BE RECORDED IN THE
DEED RECORDS OF
MOORE COUNTY, NC

Excise Tax: \$610.00THIS DEED made this 28th day of July, 2022, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
CHARLES L. LANE, unmarried 10061 LAKE SHORE VILLA DRIVE, APT 314 TAMPA, FL 3363	TYLER A. COX Tax address: 105 Longleaf Road Southern Pines, NC 28387

WITNESSETH:

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, the Grantor, for 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 (referred to in the singular, whether one or more) situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

Being that parcel of lot of land known as Lot No. 169 situated in the Pine Needles Section of Southern Pines, McNeill Township, Moore County, North Carolina, as shown on a map entitled "Map of Pine Needles, Southern Pines, N.C." filed in the Office of the Register of Deeds of Moore County in Book 2A, Page 57 (found in Book 2, Page 57 online) and also in Book 3 at Page 60.

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

This property herein described _____ includes _____ does not include the primary residence of the Grantor.

And being the same property conveyed to Grantor in instrument recorded in Book 4432, Page 179, in the Moore County, North Carolina, Register of Deeds. The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

This conveyance is made subject to (i) the lien of the County of Moore for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date of closing and which Grantee by acceptance of this deed expressly agrees to pay; (ii) utility easements of record; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

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 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 noted herein.

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

Charles L Lane (SEAL)
CHARLES L. LANE

STATE OF FLORIDA
COUNTY OF Pasco

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); (X) I 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; () a credible witness has sworn to the identity of the principal(s); the principal(s) acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

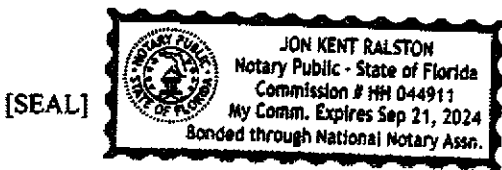
Name of Principal(s): Charles L. Lane.

Date: 9/28/22

Jon Kent Ralston
Notary Public

Jon Kent Ralston
Printed or typed name of Notary Public

My commission expires: Sept 21, 24



NOTARY PUBLIC: Please place an (X) in the space that describes the method of identifying the principal and (--) in the spaces that do not apply.