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FOR REGISTRATION REGISTER OF DEEDS  
 Judy D. Martin  
 Moore County, NC  
 August 16, 2016 01:28:22 PM  
 Book 4691 Page 81-83  
 FEE: \$26.00  
 NC REVENUE STAMP: \$340.00  
 INSTRUMENT # 2016011496



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## GENERAL WARRANTY DEED

### THIS INSTRUMENT PREPARED BY:

Richard Lee Yelverton III, Esq.  
 Van Camp, Meacham & Newman, PLLC  
 2 Regional Circle (28374)  
 P.O. Box 1389  
 Pinehurst, North Carolina 28370

### NO TITLE WORK COMPLETED BY PREPARING ATTORNEY

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

Excise Tax: \$ 340.00

THIS DEED made this 12<sup>th</sup> day of August, 2016, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p><b>SUSANNE WHITING and husband            CHAD WHITING</b></p>	<p><b>ROBERT H. METZ and wife            SARAH JANE METZ</b>            101 Monroe Street, 2<sup>nd</sup> Floor            Rockville, MD 20850</p>

### 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 the Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

See Attached Exhibit "A"

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

And being the same property conveyed to Grantor in instrument recorded in Book 3826, Page 68, 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.

Susanne Whiting (SEAL)  
SUSANNE WHITING

Chad Whiting (SEAL)  
CHAD WHITING

STATE OF Pennsylvania  
COUNTY OF Delaware

I certify that the following person(s) personally appeared before me this day and (X) 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): SUSANNE WHITING AND CHAD WHITING

Date: 8/12/2016

Mary E. Pepe  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Mary E. Pepe, Notary Public  
Radnor Twp., Delaware County  
My Commission Expires Aug. 3, 2019  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[SEAL]

Mary E. Pepe  
Printed or typed name of Notary Public  
My Commission Expires: 08/03/2019

**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.

Exhibit "A"

**BEING all of Lot Number 219, Unit 1, Phase 1 of the property of Pinehurst, Incorporated, as shown on plat thereof recorded in the Office of the Register of Deeds of Moore County, North Carolina, in Map Book 10, Pages 13-16, together with all easements and privileges appurtenant to said property and created in the documents hereafter mentioned.**

**This conveyance is made subject to the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges recorded in the Moore County, North Carolina Registry, in Book 341, at Page 74, the provisions of which are incorporated herein by reference and made a part thereof as though fully set out herein.**

**And being the same property conveyed to Grantor in instrument recorded in Deed Book 3826, Page 68, Moore County, North Carolina, Register of Deeds.**