Type: CRP
Recorded: 12/9/2022 9:13:28 AM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
WAYNE COUNTY, NC
CONSTANCE B. CORAM REGISTER OF DEEDS

BK 3787 PG 249 - 250

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	Exempt
Parcel ID:	OUT OF 2663434468 and 2663531276
Mail/Box to:	Grantee
Prepared by:	Alan B. Hewett, Hewett Law Group, P.A., 101 Blackstone Lane, Selma, NC 27576 (NO TITLE CERTIFICATION, TITLE EXAMINATION OR TAX ADVICE)
Brief description for the Index:	Lots 179, 180, 181, 188, 189, 224, 225, 242, 243, 244, 245, 246 & 247 Gander Lake Phase 7

THIS GENERAL WARRANTY DEED ("Deed") is made on the 6th day of December, 2022, by and between:

GRANTOR	GRANTEE
RRT Development, LLC, **a North Carolina limited liability company** **PO Box 190** **Clayton, NC 27528**	**Gander Lake Development, LLC,** **a North Carolina Limited Liability Company** **PO Box 190** **Clayton, NC 27528**

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Buck Swamp Township, Wayne County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lots 179, 180, 181, 188, 189, 224, 225, 242, 243, 244, 245, 246 and 247, Gander Lake Phase 7, as shown on a plat prepared by Stokes Surveying & Mapping, PLLC, dated 06-22-2022, and recorded in Plat Cabinet P, Slide 65-D (1&2), Wayne County Registry, reference to which is hereby made for a full and complete description as if fully set forth herein.

This transfer of real property is exempt pursuant to NCGS § 105-228.29(6).

Grantor is co-developer of Gander Lake Subdivision Phase 7; the lots herein conveyed contain fractional interest owned by Grantor and Grantee. This conveyance is to eliminate fractional interest and vest fee title to each lot to Grantee.

NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
Printed by Agreement with the NC Bar Association

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

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3512 pages 265-267.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Cabinet P Slide 65-D (1&2).

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1 – 2022 Ad Valorem taxes.
2 – General utility easements, restrictions and right of ways of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

_____ Name:	**RRT Development, LLC** **Entity Name**
_____ Name:	By: _____ Name: **John H. Richard** Title: **Member/Manager**
_____ Name:	
_____ Name:	By: _____ Name: Title:

STATE OF NORTH CAROLINA, COUNTY OF JOHNSTON

I Tracy H Perry, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 6th day of December 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **John H. Richard, Member/Manager.**

Affix Notary Seal/Stamp

TRACY H PERRY
NOTARY PUBLIC
JOHNSTON COUNTY, NC

Tracy H Perry
Notary Public (Official Signature)
My commission expires: 8/3/2025

NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
Printed by Agreement with the NC Bar Association