

FILED
WARREN COUNTY, NC
ELSIE R. WELDON
REGISTER OF DEEDS

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Warren County 09-15-2006
NORTH CAROLINA
Real Estate
Excise Tax \$160.00

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END PAGE 0408
INSTRUMENT # 03952
ADW

Prepared by and return to: N. Kyle Hicks, P. O. Box 247, Oxford NC 27565

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF WARREN

THIS DEED, made and entered into this the 15th day of September, 2006, by and between CEDAR CREEK LAND CO., L.L.C., a Virginia Limited Liability Company, party of the first part, to SANDY SCOTT COUNCIL and Wife, DONNA PHILEN COUNCIL, whose mailing address is 13612 Labaron Road, Willow Springs NC 27592, parties of the second part;

W I T N E S E T H:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of that certain tract or parcel of land, lying and being situate in Sixpound Township, Warren County, North Carolina, and more particularly described as follows:

Being all of Tract 5, containing 29.928 acres, Jacob's Ridge subdivision, as shown on plat and survey prepared by Piedmont Surveys, Inc., dated August 9, 2006, of record in Plat Cabinet 1, Slide 249A, Plat 18, Warren County Registry, to which reference is made for a more particular description thereof.

The above lot is subject to the Declaration of Reservations and Protective Covenants for Jacob's Ridge of record in Book 830, Page 403, Warren County Registry.

For further reference, see Deed of record in Book 828, Page 776, Warren County Registry.

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto them, the said parties of the second part, in fee simple forever.

And the said party of the first part hereby covenants and agrees to and with the said parties of the second part, their heirs and assigns, that it is seized of said land in fee and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that it will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set its hand and seal, this the day and year first above written.

CEDAR CREEK LAND CO., L.L.C.

BY: *Rodney R. Huff* (SEAL)
Rodney R. Huff, a Manager

STATE OF NORTH CAROLINA; COUNTY OF PERSON

I, the undersigned, a Notary Public of the County of Person and State of North Carolina, certify that Rodney R. Huff, either being personally known to me or proven by satisfactory evidence (said evidence being Rodney R. Huff), personally appeared before me this day and acknowledged that he is a Manager of Cedar Creek Land Co., L.L.C., a Virginia Limited Liability Company, and that he, as Manager being authorized to do so, voluntarily executed the foregoing on behalf of the limited liability company for the purposes stated therein.

Witness my hand and notarial seal, this the 15th day of September, 2006.

(SEAL)

Georgiana Stone Das
Notary Public
Georgiana Stone Das
Printed or Typed Name

My Commission Expires: August 1, 2010

