

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED Apr 29, 2021
AT 04:47:34 pm
BOOK 01080
START PAGE 0296
END PAGE 0298
INSTRUMENT # 01520
EXCISE TAX \$8.00
LNN

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$8.00

Parcel Identifier No. 4B-82 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Getter Law Offices, P.A., 7500 Six Forks Rd, Suite 101, Raleigh, NC 27615

Brief description for the Index: LOT 148, Lake Gaston Estates

THIS DEED made this 27 day of April, 2021 by and between

GRANTOR
Jerome J. Hufnagel, and spouse
Sandra C. Hufnagel
142 Ella Kinley Circle #201
Myrtle Beach, SC 29588

GRANTEE
Liberty Land Group, LLC
a Delaware limited liability company
9450 SW Gemini Drive #25864
Beaverton, OR 97008

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, that the Grantor, for a 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 situated in the City of Macon, Township, Warren County, North Carolina and more particularly described as follows:

See attached.

Parcel ID: 4B-82
Known as Lot 148 Boatman Court, Macon, NC 27551

The property hereinabove described was acquired by Grantor by instrument recorded in Book 296, page 28.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 10, page 63.

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 the 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, other than the following exceptions: Restrictive covenants recorded in Book 227, Page 670.

Warren County Registry.
Easements and Restrictions of record.
2021 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

[Signature]
Print/Type Name: Jerome J. Hufnagel **ROSEMARY U. GARCIA**
Notary Public - State of South Carolina
My Commission Expires January 13, 2027

[Signature]
Print/Type Name: Sandra C. Hufnagel (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

State of South Carolina County or City of Horry

I, the undersigned Notary Public of the County or City of Horry and State aforesaid, certify that Jerome J. Hufnagel, and spouse Sandra C. Hufnagel personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial seal this 27 day of April, 2021.

ROSEMARY U. GARCIA
Notary Public - State of South Carolina
My Commission Expires January 13, 2027

My Commission Expires: Jan 13, 2027
(Affix Seal)

[Signature]
Rosemary Garcia Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

ATTACHMENT

Parcel ID: I4B-82
Known as Lot 148 Boatman Court, Macon, NC 27551

Lot No. 148 as shown on a plat entitled "Map 1 - East Section, Lake Gaston Estates Extension", surveyed and mapped by D. C. Shearin, Registered Engineer, June 10, 1970, which plat is recorded in the office of the Register of Deeds of Warren County, North Carolina, in Plat Book 10, page 63.

BUT this conveyance is made subject to those certain restrictions which are set forth in a declaration of restrictions dated February 16, 1967, recorded in said Registry in Book 227, page 670.