

FILED
 WARREN COUNTY NC
 YVONNE D. ALSTON
 REGISTER OF DEEDS

FILED	Aug 07, 2023
AT	03:51:07 pm
BOOK	01126
START PAGE	0285
END PAGE	0286
INSTRUMENT #	01779
EXCISE TAX	\$72.00
JBV	

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$72.00

Parcel Identifier Number: 17527-300 Tax ID or Block & Lot: CAB 1,SLIDE 112-A,PLAT 3

Mail/Box to: Grantee at 8806 Castleford Lane, Cincinnati, OH 45242

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 4 of Hunters Bluff Subdivision

THIS DEED made this August 4, 2023 by and between

GRANTOR		GRANTEE
James G Eatmon, divorced		Apke Investments LLC an OH LLC
Grantor Address:		Buyer Address:
3701 Ashbrook Drive NW, Apt 304 Wilson, NC 27896		8806 Castleford Lane Cincinnati, OH 45242
		Property Address:
		0 Big Buck Drive Warrenton, NC 27589

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 or near the City of Warrenton, Warren County, North Carolina and more particularly described as follows:

BEING ALL of Lot #4 of Hunter's Bluff Subdivision, containing 12.00 acres, as surveyed by Alan's Surveying and as recorded in Cabinet 1, Slide 112-A, Plat 3, (Warrenton Township) Warren County Register of Deeds, NC.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 772, Page 859.

A map showing the above described property is recorded in Plat Cabinet/Slide 1/112-A, Plat 3.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2023 ad valorem taxes

He THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

James G Eatmon (SEAL)
James G Eatmon

STATE OF North Carolina COUNTY OF Wilson

I, the undersigned Notary Public of the aforesaid State and Wilson County, do hereby certify that James G Eatmon personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notary Seal this the 10th day of Aug, 2023.

My Commission Expires: 05-21-28

