

For Registration Register of Deeds

William Britton

Moore County, NC

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August 11, 2023 3:46:32 PM

Book: 6055 Page: 583 - 585 #Pages: 3

Fee: \$26.00

NC Rev Stamp: \$37.00

Instrument# 2023010866

Brief description for the Index:

Stamps: \$ 37.00

LOT 6, DEWEY A. BURNS PROPERTY – PARCEL ID. 00001531This instrument was prepared by: **The Gorenflo Law Firm, PLLC** *NO TITLE SEARCH COMPLETED BY PREPARER***NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 4th day of August, 2023, by and between,

GRANTOR	GRANTEE
<p>Erik A. Anderson and wife, Jennifer L. Anderson</p> <p><u>Mailing Address:</u> 19520 Pristine Way Drayden, MD 20630</p>	<p>Hughey Capital, LLC A Texas limited liability company</p> <p><u>Mailing Address:</u> <u>12744 County Road 577</u> <u>Anna, TX 75409</u></p> <p><u>Property Address:</u> 545 Holly Grove School Road West End, NC 27376</p>

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in **Mineral Springs Township, Moore County, North Carolina**, and more particularly described as follows:

Being all of Lot Number 6, Dewey A. Burns Property, as shown on that certain plat entitled "Division Plan of Dewey A. Burns Property", dated March 11, 1998, prepared by Charles D. Ward, RLS, and recorded in Plat Cabinet 6, Slide 897, Moore County Public Registry, to which plat and its recordation reference is hereby made for a more complete, accurate and particular description of said lot.

Submitted electronically by "John L. Ritter, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

This conveyance is made subject to that certain declaration of restrictive covenants which is shown as "Exhibit A" in deed recorded in Book 1398, Page 336, Moore County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1398, Page 336, Moore County Registry.

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


TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein above referred to.

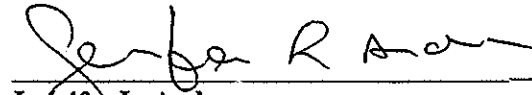
And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except: ad valorem taxes for the current year (prorated to the date of closing); utility easements; unviolated covenants, conditions and restrictions that do not materially affect the value of the property being conveyed herein; and such other encumbrances as may be assumed or specifically approved by Grantee.

The designation Grantor or Grantee as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as Grantor and Grantee.

***** THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK *****

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in its Corporate name in the ordinary course of business by its duly authorized officer, pursuant to authorization from the Board of Directors, or if Limited Liability Company (Company), in its Company name in the ordinary course of business by its duly authorized manager, or pursuant to authorization from its members, the day and year first above written.

 (SEAL)
Erik A. Anderson

 (SEAL)
Jennifer L. Anderson


STATE OF Maryland,
COUNTY OF St Mary's, to wit:

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she signed the foregoing document in the capacity indicated:
Erik A. Anderson and Jennifer L. Anderson.

Witness my hand and notarial seal this 4 day of August, 2023.

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!




Notary Public

Angel Higgs
(Printed Name of Notary)

My Commission Expires: 6/1/27