

FILED	Sep 25, 2023
AT	11:29:32 AM
BOOK	11827
START PAGE	0302
END PAGE	0303
INSTRUMENT #	30244
RECORDING	\$26.00
EXCISE TAX	\$220.00

This instrument prepared by Matthew S. Cheney, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds, if applicable.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identification No. 0487-30-1890 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: 60 acres, more or less, Property of Cape Fear Wood Corp., PB 34, PG 59

**PROPERTY ADDRESS:** Near Maxwell Road, Stedman, North Carolina 28391

THIS DEED made this \_\_\_\_\_ 19th \_\_\_\_\_ day of \_\_\_\_\_ September \_\_\_\_\_, 2023, by and between

GRANTOR	GRANTEE
<b>KEITH N. CROOM</b> and wife, <b>KELLY CROOM</b>	<b>DIGITAL BUSINESS CORP., dba</b> <b>REELVEST PROPERTIES, a California</b> <b>Corporation</b>
Mailing Address: 1486 Butter Branch Drive, Fayetteville, NC 28311	Mailing address: 440 N. Barranca Avenue, #3650, Covina, CA 91723

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 Cumberland County, North Carolina and more particularly described as follows:

submitted electronically by "Brock & Scott, PLLC FC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Cumberland County Register of Deeds.

BEING KNOWN AND DESIGNATED as that lot or parcel of land referred to as 60 acres, more or less, according to a plat entitled "Property of Cape Fear Wood Corp." recorded in Plat Book 34, Page 59, Cumberland County Registry, reference to which is hereby made for a more particular description.

Being that same property conveyed to Keith N. Croom by Deeds from Prutimber Fund One Limited Partnership dated 03/03/2003 and recorded on 07/07/2003 in Book 6168, Page 330 and Book 6168, Page 337, Cumberland County Registry.

Tax Parcel ID: 0487-30-1890

The property conveyed herein does \_\_\_\_\_ does not X include the primary residence of Grantor.

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:

2023 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

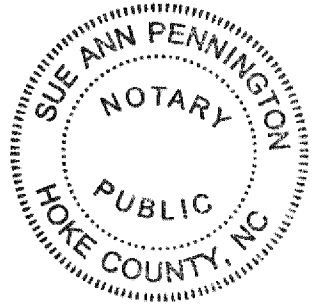
Keith N. Croom (SEAL)                      Kelly Croom (SEAL)  
KEITH N. CROOM                                      KELLY CROOM

State of North Carolina, County of Cumberland

I, Sue Ann Pennington, the undersigned Notary Public of Hoke County and State aforesaid, certify that **KEITH N. CROOM and KELLY CROOM** 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 stamp or seal this 19th day of September, 2023.

(Official Notary Seal)



Sue Ann Pennington  
Notary Public  
My Commission Expires: 8-8-2026