

Unofficial Document

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Rockingham County, North Carolina
Benjamin J. Curtis, Register of Deeds

Recorded By: JOCELYN MITCHELL

Tax Parcel Identifier Number: 121978

Revenue Stamps: \$230.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey.

Return to: **Barker Law, P.C.** – 1006 N. Main Street, High Point, NC 27262

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **October 17, 2023** by and between

| GRANTOR | GRANTEE |
|--|--|
| JCMNC, LLC, a North Carolina limited liability company | James J. Van and spouse, Corinna J. Van |
| Mailing Address: 1000 21 st Ave N, Ste 6 Myrtle Beach, SC 29577 | Mailing Address: 10710 Woodland Pond Pkwy Chesterfield, VA 23838 |

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 **Rockingham** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Said parcel having the address of: 3780 US Hwy 220, Maidson, NC 27025

The real property referenced herein **does not** include the primary residence of the Grantor.

For back reference, see Deed Book 1655, Page 1766 in the Rockingham County Registry.

Submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rockingham County Register of Deeds.

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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.

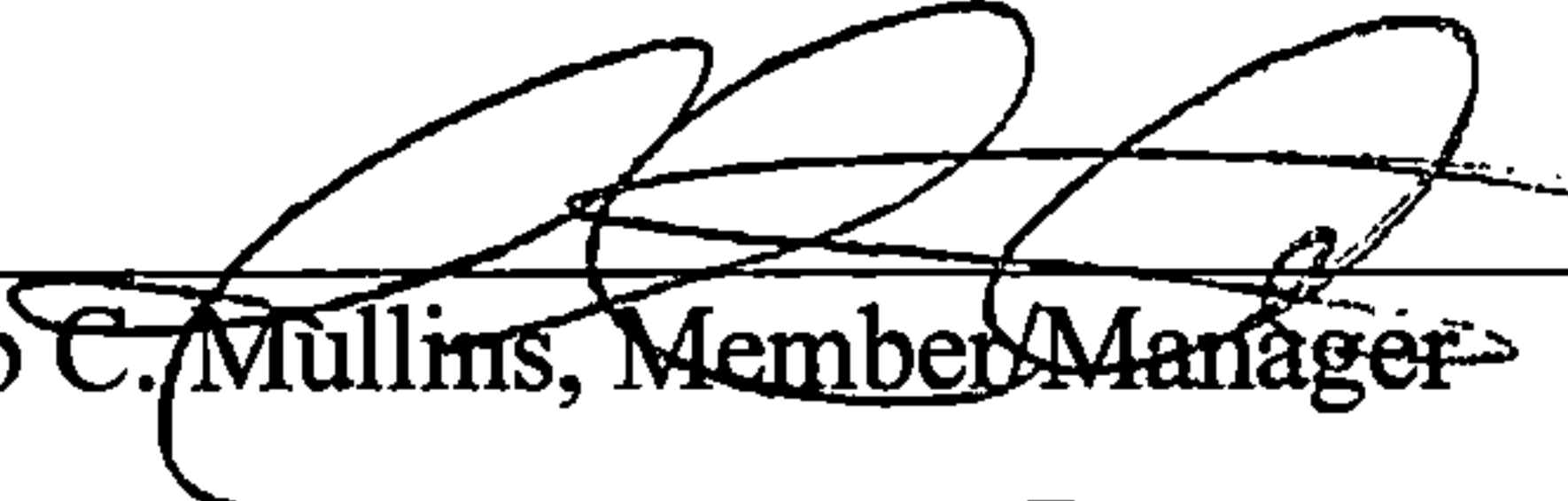
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

JCMNC, LLC




Jacob C. Mullins, Member Manager (SEAL)

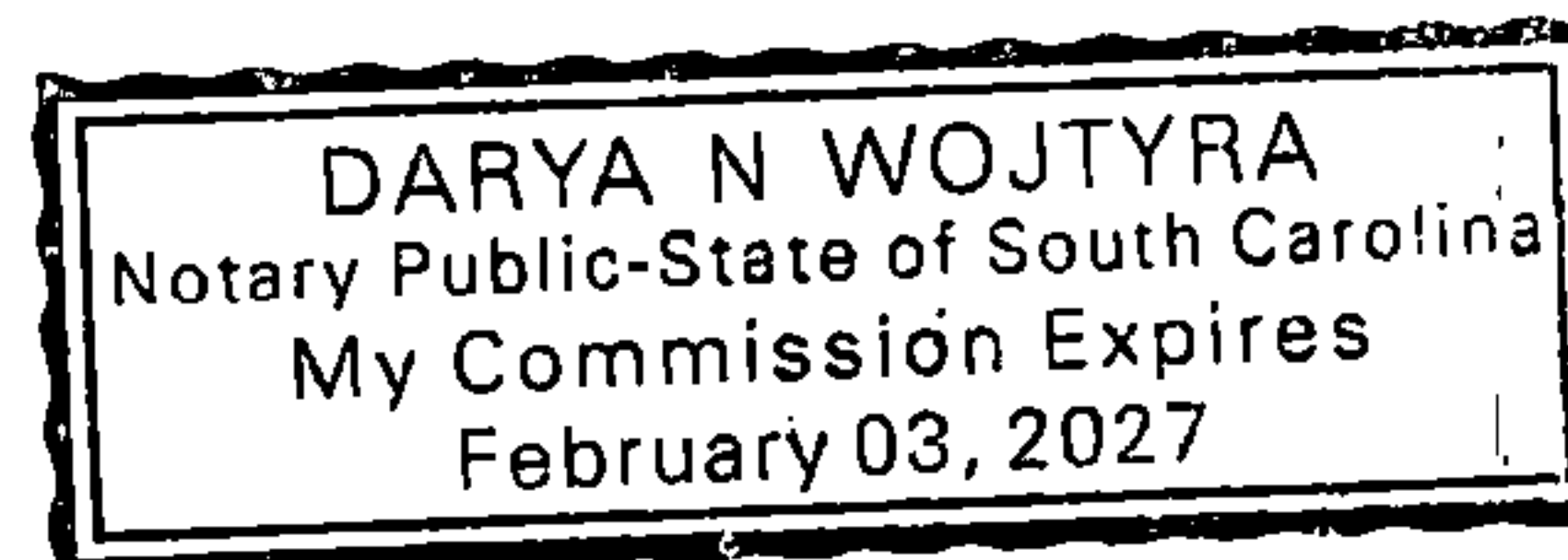
County of Horry State of South  ~~North~~ Carolina

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jacob C. Mullins, Member/Manager of JCMNC, LLC a North Carolina limited liability company**

Date: 10/17/2023



Notary Public
My Commission Expires: 02/03/2027



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EXHIBIT A

BEGINNING at an iron set North 2 degrees East 275 feet from a stone in Bill Robert's line, R. G. Webster's corner, and runs South 81 degrees 15 minutes West 140 feet to an iron, thence North 2 degrees East 213 feet to an iron, thence North 81 degrees 15 minutes East 239 feet to a point in the center of U.S. Highway #220, (passing an iron set in line at 209 feet), thence along the center of said Highway South 8 degrees 45 minutes East 209 feet to a point in the center of the Highway, thence South 81 degrees 15 minutes West 139.5 feet to the Beginning and contains 1.24 acres more or less. Together with improvements located thereon.

Property Address: 3780 US Highway 220, Madison, NC 27025

Parcel ID: 121978