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Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/16/2025 9:13:43 AM
Fee Amt: \$276.00 Page 1 of 3
Revenue Tax: \$250.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2093 PG 2431 - 2433

This instrument prepared by Pinyan Law Office, PLLC d/b/a 24 Hour Closing,
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 proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

PARCEL IDENTIFIER NO. 1652385

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 2025
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this ^{12th}~~10th~~ day of July, 2025, by and between

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
Synergy Mission & Refuge Inc	Bibbee Real Estate, LLC dba, Buddy Buys Land
Mailing Address 610 Centennial Rd Rutherfordton, NC 28139	Property Address: Old Morganton Rd Rutherfordton, NC 28139
	Mailing Address 3923 W Lemon St Tampa, FL 33609

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Rutherfordton, Rutherford County, North Carolina, and more particularly described as follows:

See attached Exhibit "A"

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1145 at Page 848.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rutherford County Register of Deeds.

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IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Synergy Mission & Refuge Inc

BY: Tamara L. Cordingley

Tamara L Cordingley

Member

STATE OF NC

COUNTY OF Rutherford

I certify that **Tamara L Cordingley, Member of Synergy Mission & Refuge Inc**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

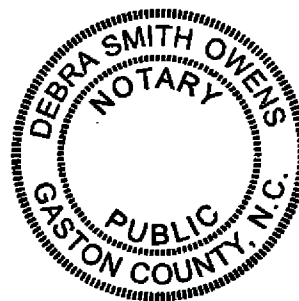
Witness my hand and Notarial stamp or seal this 12th day of July, 2025

Notary Signature: Debra Smith Owens

Notary's Printed Name: Debra Smith Owens

My Commission Expires: 7/19/2028

[Notarial Seal]



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Exhibit A

Being the entire parcel described in the survey for Jesse Bibbee which is recorded in Map Book 46 page 245 of the Rutherford County Public Registry, reference to which is hereby made for a more complete description of said 44.51 acre property by metes and bounds.