

BK 2085 PG 923 - 924 (2)

This document presented and filed:

06/06/2023 01:10:12 PM

Fee \$26.00 Excise Tax: \$825.00



10085194

Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 825.00

Parcel Identifier No. 03 84 2 11 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Fred D. Pike, Groome, Tuttle, Pike & Blair, RLLP, 606B College Avenue, Lenoir, NC 28645

This instrument was prepared by: Groome, Tuttle, Pike & Blair, RLLP, 606B College Avenue, Lenoir, NC 28645 JJ

Brief description for the Index: _____

THIS DEED made this ____ 6th ____ day of ____ June ____, 2023, by and between

GRANTOR

D & J Developers of Lenoir, Inc.
2310 Hickory Blvd., SW, Suite A
Lenoir, NC 28645

GRANTEE

Jack Linn Wilson, Jr. and wife, Sharon Clark Wilson
133 Mapleswood Court
Hudson, NC 28638

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of _____ Hudson _____, _____ Hudson _____ Township, _____ Caldwell _____ County, North Carolina and more particularly described as follows:

Being all of Lot 11 of Maplewood Village Subdivision, Phase IV, as shown on recorded in Plat Book 30, page 140, Caldwell County Registry, reference to which is hereby made for greater certainty of description.

Property Address: 133 Maplewood Court, Hudson, NC 28638

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____ 1682 ____ page ____ 1405 ____.

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

A map showing the above described property is recorded in Plat Book ____ 30 ____ page ____ 140 ____.

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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, other than the following exceptions:

Restrictive covenants recorded in Book 1659, Page 903, and Book 1707, Page 1045, and Book 1770, Page 55, Caldwell County Registry. Easements and Restrictions of record.

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

D & J Developers of Lenoir, Inc.

By: Julian D. Baker (Print/Type Name)

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: Julian D. Baker, President

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: , ,

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of North Carolina _____ - County or City of Caldwell

I, the undersigned Notary Public of the County or City of Caldwell _____ and State aforesaid, certify that Julian D. Baker _____ personally came before me this day and acknowledged that

he is the _____ President of _____ D & J Developers of Lenoir, Inc., a North Carolina or

_____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf for its act and deed. Witness my hand and Notarial stamp or seal, this 6th _____ day of _____, 2023.

My Commission Expires: March 28, 2028
(Affix Seal)

Sharon L. Taylor
Notary's Printed or Typed Name

