

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/18/2023 11:26:39 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3301 PG 755 - 757

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA
COUNTY OF NASH

Prepared By: HORNE & HORNE, PLLC
Return To: Grantee
300 Cotanche Street
Greenville, NC 27858

Tax Parcel No: 385009173485
Excise Tax: \$0

GENERAL WARRANTY DEED

The Preparer has not performed a title examination and is informed that all or a portion of the property herein conveyed does not include the principal residence of the Grantor. This instrument prepared by Stephen F. Horne, III, 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.

THIS DEED, made and entered into this the 18th day of August, 2023, by and between, STONEWALL INVESTMENTS, LLC, a North Carolina Limited Liability Company whose address is 300 Cotanche Street, Greenville, NC 27858, hereinafter called GRANTOR, and STONEWALL VILLAS OWNERS ASSOCIATION, INC., whose address is 300 Cotanche Street, Greenville, NC 27858, hereinafter called GRANTEE;

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, in fee simple, the following described real property, to-wit:

Lying and being in Stony Creek Township, Nash County, North Carolina and being all of that tract entitled "(Common Area), containing 4.61 acres", as shown on map entitled, "Stonewall Villas, Phase 2", as shown on map recorded in Map Book 43, Pages 374-375 of the Nash County Registry.

Submitted electronically by "Horne & Horne, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Nash County Register of Deeds.

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its heirs and assigns, in fee simple forever.

And the Grantor, for itself, its heirs and assigns, covenants with Grantee, its heirs and assigns, that it is seized of said premises in fee and has the right to convey the same in fee simple and that it will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, the above Grantor, Limited Liability Company, has caused this instrument to be executed in the appropriate company or partnership name by duly authorized general partner(s) or managers, and has adopted the word "SEAL" appearing beside its name, this sealed instrument being executed and delivered on the date first above written.

STONEWALL INVESTMENTS, LLC (SEAL)

BY: 

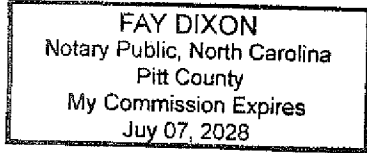
Stephen F. Horne, III -Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF PITT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stephen F. Horne, III -Member/Manager.

Witness my hand and Notarial Seal, this the 18th day of August, 2023.

(Affix Seal Here)



Fay Dixon

NOTARY PUBLIC

Printed/Typed Name: Fay Dixon
My Commission Expires: 7-7-28