

Document # Dec/29/2021 10:18 AM
17549

BK 1106 PG 469 - 470 (2)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Person County, North Carolina
Tonya R. Wilson, Register of Deeds

DOC# 398263
12/29/2021 11:00:26 AM
Tax: \$3,800.00

FILED

Person County
Russell Jones
Tax Administrator

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**SPECIAL WARRANTY DEED
PREPARED BY: WELLS P. KING, ATTORNEY AT LAW**

Stamps: \$3,800.00
Tax Map 102, Lot 149
Return to: Grantee

**NORTH CAROLINA
COUNTY OF PERSON**

THIS DEED is made and entered into on this December 16, 2021, by and between Sabins Properties, LLC, a North Carolina Limited Liability Company, whose address is 135 Honeysuckle Lane, Roxboro, North Carolina, 27573, party of the first part and Grantor, and Lem Properties, LLC, a North Carolina Limited Liability Company, party of the second part and Grantee, whose address is **PO Box 58278, Raleigh, NC 27658.**

WITNESSETH

That the party of the first part, for good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and its successors and assigns, the following described real property in Person County, North Carolina:

BEING all of that parcel of land containing 16.93 acres as shown on that plat entitled "Property Surveyed for Wesley Aric Sabins" and recorded in Plat Cabinet 16, Hanger 359, Person County Registry, and being the property described in that Deed recorded in Book 829, Page 758, Person County Registry.

LESS AND EXCEPT all of Lot B, containing 3.04 acres, as shown on that plat entitled "Composite Plat, Sanitary Sewer Easement, Sabins Properties, LLC" and recorded in Plat Cabinet 17, Hanger 786, Person County Registry.

TOGETHER WITH all right, title, and interest in and to that sewer easement described in Book 1076, Page 386, Person County Registry and as further shown on that plat recorded in Plat Cabinet 17, Hanger 786, Person County Registry.

This conveyance does not contain the primary residence of the grantor.

Title to this property not certified nor examined by Wells P. King.

Submitted electronically by "Gwynn & Edwards, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Person County Register of Deeds.

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TO HAVE AND TO HOLD the above described premises, together with all privileges and appurtenances thereunto belonging unto the said party of the second part and its successors and assigns in fee simple forever.

And the party of the first part hereby covenants that it has not placed or suffered to be placed any presently existing liens or encumbrances on the above-described real property, and that it will warrant and defend the title to the above-described real property against the lawful claims of all persons claiming by, through, or under, or on account of it, but no further.

IN TESTIMONY WHEREOF, the Grantor and party of the first part, Sabins Properties, LLC, has hereunto set its hand and seal on this the day and year first above written.

SABINS PROPERTIES, LLC



(SEAL)

BY: WESLEY ARIC SABINS, MANAGING MEMBER

**NORTH CAROLINA
COUNTY OF PERSON**

I, Wells P. King, a Notary Public of Person County, North Carolina, do hereby certify that, Wesley Aric Sabins personally came before me on this day and acknowledged that he is the Managing Member of Sabins Properties, LLC, and that he as Managing Member and being duly authorized to do so, executed the foregoing Special Warranty Deed on behalf of and as the duly authorized act of Sabins Properties, LLC. Witness my official hand and seal on this December 16, 2021.

NOTARY PUBLIC: WELLS P. KING
MY COMMISSION EXPIRES: 2-15-2023

WELLS P KING
NOTARY PUBLIC
PERSON COUNTY, NC

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