

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

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Book: 5945 Page: 511 - 514 #Pages: 4

Fee: \$26.00 NC Rev Stamp: \$880.00

Instrument# 2022019567

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

David M. Alzamora, Esq.
 Van Camp, Meacham & Newman, PLLC
 2 Regional Circle (28374)
 P.O. Box 1389
 Pinehurst, North Carolina 28370

TO BE RECORDED IN THE
 DEED RECORDS OF
 MOORE COUNTY, NC

Excise Tax: \$ 880.00 PID: 00001025

THIS DEED made this 29th day of November, 2022 by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>BETTY JEAN CRISP, divorced and not remarried Address: 2414 Eugene St., Silver Spring, MD 20902</p> <p>MARY AGNES CALLAWAY divorced and not remarried Address: 2675 Cunningham Hole Rd., Annapolis, MD 21401</p>	<p>THREE RIVERS LAND TRUST, Inc. a North Carolina non-profit Corporation Address: 204 E Innes St #280 Salisbury, NC 28144</p>

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, the Grantor, for 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 (referred to in the singular, whether one

or more) situated in the Town of Carthage, Deep River Township, Moore County, North Carolina, and more particularly described as follows:

BEING all of that tract of land consisting of 172.931 acres, more or less, as shown on plat recorded in Plat Cabinet 19, Slide 640, Moore County Registry.

This property herein described DOES NOT include the primary residence of the Grantor.

Being the same property described in Deed Book 850, Page 42; and Deed Book 527, Page 129, Moore County Registry. See also Moore County Estate file 96-E-546.

This conveyance is made subject to (i) the lien of the County of Moore for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date of closing and which Grantee by acceptance of this deed expressly agrees to pay; (ii) utility easements of record; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

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 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 noted herein.

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

[The remainder of this page is intentionally left blank. Signature pages to follow.]

Betty Jean Crisp
BETTY JEAN CRISP

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): BETTY JEAN CRISP

Witness my hand and official seal, this the 29 day of November, 2022.

Marilyn S. Rozario
Notary Public

My Commission Expires: July 31, 2026

[NOTARY SEAL]

MARILYN S. ROZARIO
Notary Public
Montgomery County
Maryland
My Commission Expires July 31, 2026

Mary Agnes Callaway
MARY AGNES CALLAWAY

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): MARY AGNES CALLAWAY

Witness my hand and official seal, this the 29 day of November, 2022.

Marilyn S. Rozario
Notary Public

My Commission Expires: July 31, 2026

[NOTARY SEAL]

MARILYN S. ROZARIO
Notary Public
Montgomery County
Maryland
My Commission Expires July 31, 2026