

Approved by Stokes County Tax Administration

NCGS 161-31(A) and NCGS 105-303(a2)

KA	Date	05/22/2020

FILED	May 22, 2020
AT	10:17 AM
BOOK	00719
START PAGE	0711
END PAGE	0713
INSTRUMENT #	02375
EXCISE TAX	\$140.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ 140.00

Recording \$ 26.00

Recording Time, Book and Page

Mail after recording to Grantee

This instrument was prepared by Kevin Berger, Attorney

Brief Description for the index

THIS DEED made the 18 day of May 2020 by and between**Grantor****Grantee****NC COUNTRY LAND LLC****PAUL SICKELS and MELINDA GIBSON,  
joint tenants with right of survivorship**

Mailing Address:

PO Box 23

Cornelius, NC 28031

Mailing Address:

4039 Flat Shoals Rd

Germanton, NC 27019

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.

The below described property does ( ) does not ( x ) include the primary residence of one or more of the Grantor(s).

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 or parcel of land situated in Stokes County, North Carolina and more particularly described as follows:

**Being all of Lot 3 and containing 6.89 acres, more or less, as shown on a plat of survey for NC Country Land, LLC, dated January 8, 2020 and revised February 27, 2020, prepared by C. E. Robertson & Associates, P.C., as recorded in Plat Book 17, Page 83 on April 7, 2020 in the Stokes County, North Carolina Registry. Reference to said plat is hereby made for a further and more complete description. (BLF 20-7916)**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

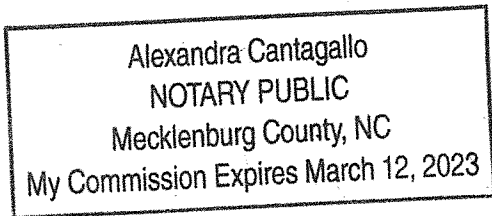
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right 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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. **Ad Valorem Taxes;**
2. **Easements of record;**
3. **Covenants and restrictions of record, if any; and**

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.



NC COUNTRY LAND LLC

By: Joseph Shipbaugh (SEAL)  
Joseph Shipbaugh, Member/Manager

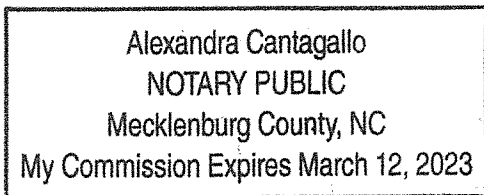
STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Alexandra Cantagallo, a Notary Public for said County and State, certify that Joseph Shipbaugh, Member/Manager of NC Country Land LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and official seal or stamp, this the 18 day of May, 2020.

Alexandra Cantagallo  
Notary Public

My Commission Expires: march 12, 2023



NC COUNTRY LAND LLC

By: [Signature] (SEAL)  
Benjamin Beshears, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF mecklenburg

I, Alexandra Cantagallo, a Notary Public for said County and State, certify that Benjamin Beshears, Member/Manager of NC Country Land LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and official seal or stamp, this the 18 day of May, 2020.

[Signature]  
Notary Public

My Commission Expires: March 12, 2023