This certifies that there are no deliquent ad valorem real estate taxes,
which the Nash County Tax Collectors charged with collectiong, that are a lien on
Pin Number 0008966
This is not a certification that this Nash County Tax Department Pin Number matches
Deed description

Date 03/15/2024

Tax Collector, Deputy Tax Collector, Tax Clerk

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/15/2024 2:04:52 PM
Fee Amt: $226.00 Page 1 of 2
Revenue Tax: $200.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3337 PG 143 - 144

This instrument prepared by, Chandler & Gibson, PLLC,
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 proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $200.00 Recording Time, Book and Page

Parcel/Pin Identifier Nos. P/O 0008966/ Verified by ____ County on the __ day of _____, 20__
By: _____

Mail after recording to: **Grantee**
This instrument was prepared by: **Joseph R John Jr., a North Carolina licensed attorney**
Brief Description for the Index: **Lot 9, Major Subdivision Plat for LD Land Holdings, LLC**

THIS DEED made 15 day of March, 2024, by and between

GRANTOR	GRANTEE
LD Land Holdings, LLC, a North Carolina limited liability company	**Montera Properties, LLC, a North Carolina limited liability company**
964 High House Road, #3004 Cary, NC 27513	**1009 Rose Angel Circle Wake Forest, NC 27587**

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 or parcel of land situated in the City of Spring Hope, Nash County, North Carolina, and more particularly described as follows:

Being all of Lot 9 on a map entitled "Major Subdivision Plat for LD Land Holdings, LLC", as shown on map recorded in Map Book 45 at Page 43, in the Nash County Registry, North Carolina.

Parcel ID: P/O 0008966
Property Address: 09 Peachtree Hills Rd, Spring Hope, NC 27882

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3310, Page 928.
The above described property ☐ does ☒ does not include the primary residence of the Grantor.
A map showing the above described property is recorded in Map Book 45, Page 43.

Submitted electronically by "Chandler & Gibson, 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 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 claim of all persons whomsoever, other than the following exceptions:

Any and all easements, restrictions and reservations of record and the lien of the current year's ad valorem taxes, which the Grantee(s) assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

LD Land Holdings, LLC, a North Carolina limited liability company

By: _____
Name: Jennifer D. Kelly
Title: Manager

State of North Carolina, County of Wake

I, the undersigned Notary Public, certify that **Jennifer D. Kelly** personally came before me this day and acknowledged that she is the **Manager** of **LD Land Holdings, LLC, a North Carolina limited liability company,** and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 15 day of MARCH, 2024.

My Commission Expires: 9/16-2024

(Notary Seal)

JOSEPH R. JOHN, JR. NOTARY Comm. Exp. 9-16-2024 PUBLIC WAKE COUNTY, NC

_____
Notary Public
Print Notary Name: Joseph R John Jr

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and its certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
REGISTER OF DEEDS FOR _____ **COUNTY**
By _____ **Deputy/Assistant - Register of Deeds**