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FILED ELECTRONICALLY
HOKE COUNTY NC
CAMILLE HURST
REGISTER OF DEEDS

FILED Apr 03, 2020
AT 11:18:29 AM
BOOK 01303
START PAGE 1002
END PAGE 1003
INSTRUMENT # 02287
EXCISE TAX \$0.00
LSB

This certifies that pin: 494660101388;
is free of any delinquent ad valorem Tax liens charged to the Hoke
County Tax Collector; but does not certify that the deed description
matches the PIN.

HANNAH DOUGLAS
Collection Clerk Signature

Date: 04/03/2020
NCGS 161-31

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Brief Description: Lot 8, Bedford Commercial West

Parcel ID: 494660101388

Mail after recording to:

This instrument was prepared by: Paul B. Trevarrow, PLLC, 760C NW Broad St., Southern Pines, NC 28387

THIS DEED made this 1ST day of April, 2020 by and between

GRANTOR
J & K General Contractor, Inc., a North Carolina Corporation
PO Box 2048
Raeford, NC 28376

GRANTEE
Bedford Shopping Center, LLC
PO Box 2048
Raeford, NC 28376

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 and more particularly described as follows:

Being all of Lot 8 as shown on a plat entitled "Bedford Commercial West" duly recorded in Plat Cabinet 4, Slide 4-99, Map 001, Hoke County, North Carolina Registry.

This conveyance is made subject to enforceable reservations, easements, restrictions and covenants of record, matters shown on the above plat, ad valorem taxes for the current year, and zoning or other municipal ordinances.

Submitted electronically by "Trevarrow Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Hoke County. NCGS 47-14(a1)(5).

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1239, Page 563, Hoke County Registry.

The above described property does not include the primary residence of the Grantor.

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 claims of all persons whomsoever except for the exceptions hereinafter stated.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized manager, the day and year first above written.

J & K General Contractor, Inc.,
a North Carolina Corporation

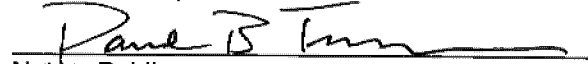

By: **Mubarak Shahbain, President**

NORTH CAROLINA, MOORE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document in the capacity indicated: Mubarak Shahbain, President of J & K General Contractor, Inc.

Witness my hand and official stamp or seal, this the 1st day of April, 2020.

My Commission Expires: 12-12-2024


Notary Public

