

## NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: Frank C. Thigpen, Thigpen and Jenkins, L.L.P.  
Mail after recording to: Grantee

Revenue Stamps-\$105.00

Brief description for the index: Tract "A" 10.98 acres and 20.31 acres, Cheeks Creek Township,  
Montgomery County, North Carolina

This Deed made this 16<sup>TH</sup> day of August 2023 by and between:

|                                                                                                                               |                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>GRANTOR:</b><br><b>DWIGHT RAFORD ROBINSON</b><br>(unmarried)<br><br><b>738 NC Hwy 731 E</b><br><b>Mt. Gilead, NC 27306</b> | <b>GRANTEE:</b><br><b>BRITTANY MCGUIRE</b><br><br><b>40159 Hardy Road</b><br><b>Norwood, NC 28128</b> |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots, tracts or parcels of land situated in Cheeks Creek Township, Montgomery County, North Carolina, and more particularly described as follows:

**As shown on Exhibit "A" attached hereto.**

**Being the same property as conveyed in Book 211, Page 338 and a portion of the property conveyed in Book 827, Page 884, Montgomery County Registry. Sara Y. Robinson died on August 12, 2020 in Montgomery County.**

**The property conveyed herein does not include the primary residence of the Grantor.**

This conveyance is made subject to the easements, limitations, enforceable restrictions, and uses as set forth and recorded in the Restrictive Covenants of record, if any, in the Montgomery

County Registry; easements of record; ad valorem taxes for the current year; all matters shown on the map or plat described herein; and zoning or other municipal ordinances.

TO HAVE AND TO HOLD THE AFORESAID LOTS OR PARCELS 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 said premises in fee simple and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances and that the 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 said Grantor has hereunto set his hand and seal the day and year first above written.

Dwight Rafor Robinson (SEAL)  
DWIGHT RAFORD ROBINSON

STATE OF NC

COUNTY OF Montgomery

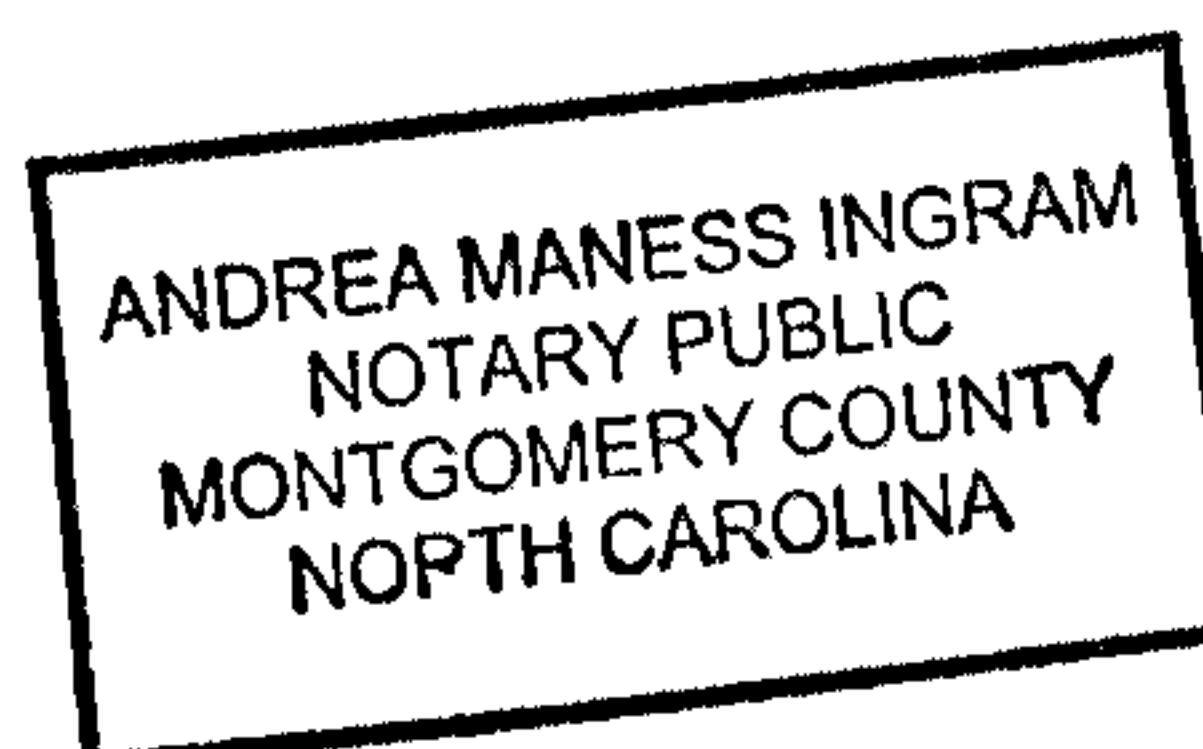
I, Andrea Maness Ingram, a Notary Public for the aforesaid county and state hereby certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

Principal(s): **DWIGHT RAFORD ROBINSON**

Date: 8/18/23

My Commission expires: 10/18/27

Andrea Maness Ingram  
Notary Public



## EXHIBIT "A"

Being all of that certain 20.31 acres identified as Parcel No. 7533 00 10 4040 AND Tract "A" containing 10.98 acres as shown on that certain map or plat entitled "Exempt Division for Brittany McGuire, Cheeks Creek Township, Montgomery County, North Carolina," dated August 4, 2023, drawn by Aaron J. McNeill PLS L-4224, and recorded in Plat Cabinet H, Slide 29-C in the Montgomery County Registry.