

BK 1767 PG 898 - 900

SCOTLAND COUNTY TAX COLLECTOR  
12/15/2022  
NO DELINQUENT TAXES  
DENISE BULLOCK

Revenue Stamps: \$20.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Tax Parcel ID No.: 04-0175-B-01-033 & 04-0175-B-01-046-A  
Brief Description for Index: Smith Downs Section 1, Lots 33 & 46

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 14 day of December, 2022, by and between:

GRANTOR

Husk Investments, LLC  
A South Carolina LLC  
P.O. Box 945  
Greenville, SC 29602

GRANTEE

Sean Johnson  
1030 W. Elm Drive, Apt. A6  
Little Chute, WI 54140

(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 and sufficiency 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, piece or parcel of land situated in the township of \_\_\_\_\_, SCOTLAND COUNTY, North Carolina, and more particularly described as:

See Attached "Exhibit A"

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney, Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

11214 Deed Submitted electronically by "McFarlane Law Office, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Scotland 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 claims of all persons whomsoever except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his 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 or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): \_\_\_\_\_

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Husk Investments, LLC  
Name of Corporation or other entity

\_\_\_\_\_ (seal)

By: [Signature]  
Ronald Reed Jacobs

\_\_\_\_\_ (seal)

Title: Member/Manager

\_\_\_\_\_ (seal)

\_\_\_\_\_ (seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]  
[STAY INSIDE THE MARGINS!]

STATE OF South Carolina, COUNTY OF Greenville

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Ronald Reed Jacobs, as Member/Manager of Husk Investments, LLC

Date of Notarization: 12/13/2022



Notary  
Stamp/Seal

Whitney A. Hunter  
Notary Public Signature

My commission expires: 4/10/2030  
(date)

Whitney A. Hunter

←←←← Print Notary Name Here

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: \_\_\_\_\_

\_\_\_\_\_  
Notary Public Signature

My commission expires: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Notary Public Signature

←←←← Print Notary Name Here

Notary  
Stamp/Seal

Exhibit A

**TRACT ONE:** Being all of Lot Number Thirty-Three (33) as shown, located and described on a plat entitled "Smith Downs-Section #1, Map#2," prepared by Craig S. McNeill, Registered Surveyor, dated March 4, 1998, and recorded in the Scotland County Registry in Book of Plats 9, at Page 316, reference to said map being hereby made for a greater certainty of description.

**Parcel Identification Number: 040175B01033**

**TRACT TWO:** Being all of Lot Number Forty-Six (46) as shown, located and described on a plat entitled "Smith Downs-Section #1, Map#2," prepared by Craig S. McNeill, Registered Surveyor, dated March 4, 1998, and recorded in the Scotland County Registry in Book of Plats 9, at Page 316, reference to said map being hereby made for a greater certainty of description.

**Parcel Identification Number: 040175B01046A**