

FILED
 LEE COUNTY NC
 PAMELA G. BRITT
 REGISTER OF DEEDS

FILED Aug 28, 2023
 AT 12:40:40 pm
 BOOK 01742
 START PAGE 0555
 END PAGE 0559
 INSTRUMENT # 05378
 EXCISE TAX \$900.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No. 968214392700, 968215449100 & 968215404400

Mail/Box to: Grantee

This instrument was prepared by: J. Grant Brown; Law Offices of W. Woods Doster, P.A.

NO TITLE SEARCH PERFORMED – NO TAX ADVICE
 DEED PREPARATION ONLY AT REQUEST OF GRANTOR
 NO SETTLEMENT SERVICES PROVIDED

Brief description for the Index: Lots 25 and 26 Edgewater Estates & Lot B on survey "Property of J. Hoover Johnson"

THIS DEED made this 7th day of August, 2023, by and between

GRANTOR	GRANTEE
<p>Jackie D. Adams, Executrix of The Estate of Lucille P. Douglas, Jackie D. Adams and spouse, Matthew Adams, Jody Wayne Douglas and spouse, Stacy Douglas</p> <p>Address: 46 Northgate Road Wellesley, MA 02481</p>	<p>Palace Investment Properties, LLC, a North Carolina Limited Liability Company</p> <p>Address: 3028 S. Horner Blvd Sanford, NC 27332</p>

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, parcel of land or condominium unit situated in the City of Sanford, Cape Fear Township, Lee County, North Carolina and more particularly described as follows:

TRACT 1:

BEING all of Lots 25 and 26, Edgewater Estates, according to map prepared by Thomas J. Matthews, R.S., dated April 17, 1969, and recorded in Map Book 11, Page 71, Lee County Registry.

TRACT 2:

BEING all of Lot B comprised of 1.530 acres, more or less, according to the survey entitled "Property of J. Hoover Johnson" by Michael A. Cain, Registered Land Surveyor, dated January 24, 1994, and recorded in Plat Cabinet 8, Slide 11-1, Lee County Registry, to which reference is made for a more complete description.

The property hereinabove described was acquired by Lucille P. Douglas, in Book 418, Page 125 and Book 525, Page 134, Lee County Registry, who died on June 27th, 2022, and her estate is under administration in Lee County, North Carolina as file #22E000429.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Map Book 11, Page 71 and Plat Cabinet 8, Slide 11-I.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

The Estate of Lucille P. Douglas

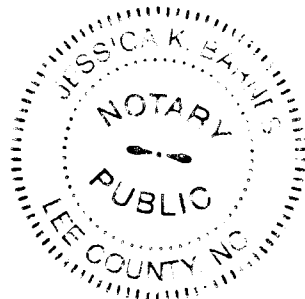
By: Jackie D. Adams
Jackie D. Adams, Executrix

State of North Carolina
County of Lee

I, the undersigned, Notary Public in and of said County and State aforesaid, do hereby certify that Jackie D. Adams, Executrix of The Estate of Lucille P. Douglas personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and Official seal this the 9 day of August, 2023.

My Commission Expires: 8/23/26

Jessica K. Barnes
Jessica K. Barnes Notary Public
Notary's Printed or Typed Name



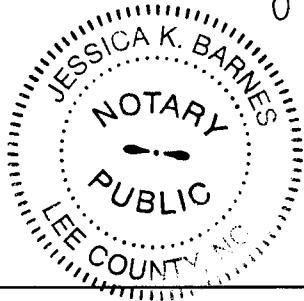
SEPARATE SIGNATURE PAGE FOR THE PROPERTY LOCATED AT 120 EDGEWATER DRIVE FOR THE LUCILLE P. DOUGLAS ESTATE

Jackie D Adams (SEAL)
Jackie D. Adams

Matthew Adams (SEAL)
Matthew Adams

State of NC
County of Lee

I, the undersigned Notary Public of the County or City of Lee and State aforesaid, certify that Jackie D. Adams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
Witness my hand and Notarial stamp or seal this 9 day of August, 2023.

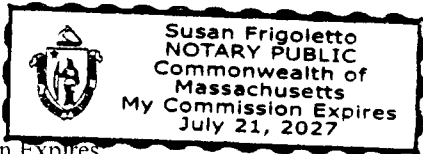
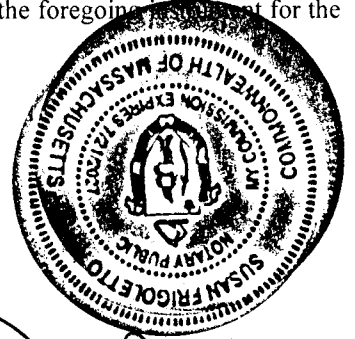


My Commission Expires: 8/23/26
(Affix Seal)

Jessica K. Barnes
Jessica K. Barnes Notary Public
Notary's Printed or Typed Name

State of MA
County of Norfolk

I, the undersigned Notary Public of the County or City of Norfolk and State aforesaid, certify that Matthew Adams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.
Witness my hand and Notarial stamp or seal this 14 day of August, 2023.



My Commission Expires.
(Affix Seal)

Susan Frigoletto
Susan Frigoletto Notary Public
Notary's Printed or Typed Name

SEPARATE SIGNATURE PAGE FOR THE PROPERTY LOCATED AT 120 EDGEWATER DRIVE FOR THE LUCILLE P. DOUGLAS ESTATE

Jody Wayne Douglas (SEAL)
Jody Wayne Douglas

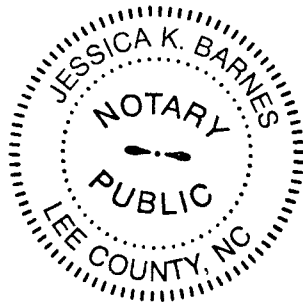
State of NC
County of Lee

I, the undersigned Notary Public of the County or City of Lee and State aforesaid, certify that **Jody Wayne Douglas** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 9 day of August, 2023.

My Commission Expires: 8/23/26
(Affix Seal)

Jessica K. Barnes
Jessica K. Barnes Notary Public
Notary's Printed or Typed Name



SEPARATE SIGNATURE PAGE FOR THE PROPERTY LOCATED AT 120 EDGEWATER DRIVE FOR THE LUCILLE P. DOUGLAS ESTATE

Stacy Douglas (SEAL)
Stacy Douglas

State of Texas
County of Bowie

I, the undersigned Notary Public of the County or City of Texarkana and State aforesaid, certify that Stacy Douglas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of August, 2023.

My Commission Expires: 6-14-2025
(Affix Seal)

Jennifer Hackworth
Jennifer Hackworth Notary Public
Notary's Printed or Typed Name

