

2006 JUN 19 11:13:33 AM

PATSY T. MCDONALD
REGISTER OF DEEDS
RICHMOND CO., NC

\$0.00
Linda W. Dugas
Deputy

Excise Tax : 0

Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371

Brief Description for Index: (Tract# 2 219.80 acres more or less Steeles Township)

NO TITLE EXAM

STATE OF NORTH CAROLINA

Richmond County GIS/PLANNING

COUNTY OF RICHMOND

P.O. Box 504

Rockingham, N.C. 28380

GENERAL WARRANTY DEED

THIS DEED made this the 31st day of May, 2006, by and between

GRANTOR	:	GRANTEE
Tom Moua and wife, Manila L. Moua	:	Mouasu S. Bliaya and wife, Bao Bliaya
	:	2004 N. Victoria Dr.
	:	Santa Ana, CA 92706
	:	
	:	
	:	

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, in fee simple absolute, that property situated in Steeles Township, Richmond County, North Carolina, being more particularly described as follows:

Being all of Tract# 2 containing 219. 80 acres as described on a plat survey entitled " Tom Moua and Mouasu S. Bliaya", prepared by Craig S. McNeill, L-2563 and recorded in Slide 729, Plat U of the Richmond County Registry see plat for a more particular metes and bounds description.

This property was acquired by grantor by instrument recorded in Book 1344, Page 87.

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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written.

Tom Moua SEAL
Tom Moua

Manila L. Moua SEAL
Manila L. Moua

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Phyllis M Brown, a Notary Public in and for said County and State, do hereby certify that Tom Moua and wife, Manila L. Moua, 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 seal, this the 31st day of May, 2006.

Phyllis M Brown
NOTARY PUBLIC

My commission expires 9/13/2008

