

**2024001008**

ROBESON CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**  
PRESENTED & RECORDED  
02/02/2024 02:46:09 PM  
**VICKI L LOCKLEAR**  
REGISTER OF DEEDS  
BY: KYNIA JOHNSON  
ASSISTANT

**BK: D 2443**  
**PG: 831 - 832**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 50.00

Parcel Identifier No. 15050200303N Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 0 RICHLAND DRIVE

THIS DEED made this 2nd day of February, 2024, by and between

GRANTOR	GRANTEE
BROOKE STOVALL and spouse, DAKARAI MCGOWAN 133 VALLEYWOOD CIRCLE SMITHFIELD, NC 27577	HUGHEY CAPITAL, LLC a TX Limited Liability Company 12744 COUNTY ROAD 577 ANNA, TX 75409

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 PEMBROKE, \_\_\_\_\_ Township, ROBESON County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 13 (10.44 AC), IN A SUBDIVISION KNOWN AS SURVEY FOR PHILADELPHUS FARMS LLC, SECTION ONE, AND THE SAME BEING DULY RECORDED IN PLAT BOOK 42, PAGE 80, ROBESON COUNTY REGISTRY.

THIS CONVEYANCE IS MADE SUBJECT TO AND TOGETHER WITH THE ROAD EASEMENTS FOR INGRESS, EGRESS, REGRESS, AND UTILITIES FOR RICHLAND DRIVE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 42, PAGE 80, ROBESON COUNTY REGISTRY.

N.C.G.S 161-32(a1). This instrument prepared by: Justin Taylor, Attorney at Law, PLLC a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Robeson County Tax Collector upon disbursement of closing proceeds.

Submitted electronically by "Justin Taylor, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Robeson County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2383 page 152. 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 Plat Book    42    page    80   .

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.

\_\_\_\_\_  
 (Entity Name) [Signature] (SEAL)  
 Print/Type Name: BROOKE STOVALL

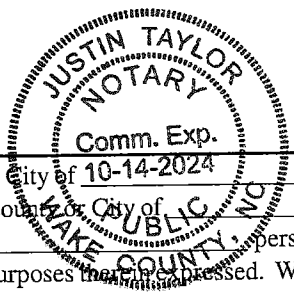
By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ [Signature] (SEAL)  
 Print/Type Name: DAKARAI MCGOWAN

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of ROBESON Wake  
 I, the undersigned Notary Public of the County or City of ROBESON Wake and State aforesaid, certify that BROOKE STOVALL and spouse, DAKARAI MCGOWAN 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 2nd day of February, 2024.

My Commission Expires: 10-14-24  
 (Affix Seal) Justin Taylor Notary Public  
 Notary's Printed or Typed Name



State of \_\_\_\_\_ - County or City of 10-14-2024  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal) \_\_\_\_\_  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal) \_\_\_\_\_  
 Notary's Printed or Typed Name