

FILED	Nov 06, 2023
AT	12:25:00 PM
BOOK	16708
START PAGE	0101
END PAGE	0102
INSTRUMENT #	22740
EXCISE TAX	\$530.00

NORTH CAROLINA GENERAL WARRANTYDEED

Excise Tax: \$530.00Parcel Identifier No. 55391052240000Title Insurance Company: BCHH, Inc .Mail/Box to: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company, 5001 Plaza on the Lake, Suite 200, Austin, TXThis instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT 62, COLONIAL HILLS, PH 1, MAP 4THIS DEED made this 6 of November, 2023, by and between

GRANTOR	GRANTEE
Jesse Bowman and Danielle Fadden-Bowman, husband and wife <i>Mailing Address:</i> 509 Palmer Road Rockwell, NC 28138	ARMM Asset Company 2 LLC, a Delaware Limited Liability Company <i>Mailing Address:</i> 5001 Plaza on the Lake, Suite 200 Austin, TX 78746 <i>Property Address:</i> 4038 Old Glory Drive Concord, NC 28025

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 (\$265,000.00) 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 or parcel of land or condominium unit situated in the City of Concord, Cabarrus County, North Carolina and more particularly described as follows:

Being all of Lot 62 of Colonial Hills Subdivision, Phase 1, Map 4, as shown on a map thereof recorded in Map Book 37 at Page 63 in the Cabarrus County Public Registry

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6247 Page 31.

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


A map showing the above described property is recorded in Plat Book 37, Page 63.

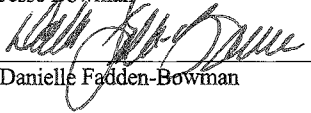
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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




Jesse Bowman


Danielle Fadden-Bowman

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Kara Maureen Porell, Notary Public, do hereby certify that Jesse Bowman and Danielle Fadden-Bowman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 16TH day of November, 2023.



Official Signature of Notary
Printed or typed name of Notary
Kara Maureen Porell
My Commission Expires: 5/9/2028

