

FILED Mar 25, 2024 09:45 am
BOOK 01444
PAGE 0081 THRU0083
INSTRUMENT # 00866
RECORDING \$26.00
EXCISE TAX \$258.00

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
CDT

This instrument is prepared by Michael E. Satterwhite, a licensed NC attorney. Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED
[TITLE NOT EXAMINED BY DRAFTSMAN]

Excise Tax:	\$258.00
Parcel ID:	0011 05001A
Mail/Box to:	Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536
Prepared by:	STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite
Brief description for the Index:	1011 Shirley Drive, Henderson, Vance County, North Carolina 27536

THIS GENERAL WARRANTY DEED (“Deed”) is made on the 23rd day of March 2024 by and between:

GRANTOR	GRANTEE
PAMALA PARKER (aka Pamala J. Parker) [fka Pamala C. St. Clair] and husband, CHESHIRE H. PARKER 111 Maluli Drive Oxford, NC 27565	WILLIAM R. CRONINGER and wife, ELLEN PARSONS CRONINGER 1011 Shirley Drive Henderson, NC 27536

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows (the “Property”):

Situated in the City of Henderson, Henderson Township, Vance County, North Carolina, and more particularly described as follows:

BEGIN at an existing iron pin on the southeasterly edge of Shirley Drive, said pin being 465.38 feet from the intersection of the southeasterly edge of the right of way of Shirley Drive with the northeasterly edge of the right of way of Avis Lane, measured from said point of intersection along the southeasterly edge of the right of way of Shirley Drive, said pin also being the northernmost corner of the property of David L. Usher and wife. From said point of beginning, continue along the southeasterly edge of the right of way of Shirley Drive North 47 degrees 01' 05" East 149.44 feet to an existing iron pin, northwesterly corner of Lot 11, Block M, as shown on Plat Book "H" Page 1, Vance Registry; thence leaving said right of way run South 47 degrees 43' 27" East 150.51 feet to an existing iron pin; thence South 47 degrees 01' 05" West 161.89 feet to an existing iron pin, southeasterly corner of the aforementioned David L. Usher property in the northerly boundary of Lot 5; thence with Usher's northeasterly boundary North 42 degrees 58' 55" West 150.00 feet to the point of beginning containing 0.536 acre, and being designed as Lot #4. The foregoing description was taken from a plat of John Lee Hamme, RLS, dated January 26, 1990 entitled "Property Surveyed for Pamela C. St. Clair" (the "Plat") and reference to said Plat is hereby made for other description and certainty of location. [24-MS-168/K]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 660 page 311

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

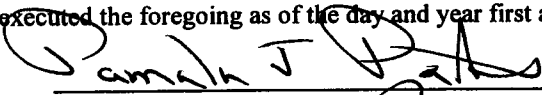
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Existing City of Henderson Sanitary Sewer Outfall, as shown on the Plat and as referenced in deed recorded in Book 660 Page 31, Vance County Registry.
- c. 10-foot water line easement extending along the northeasterly boundary of the lot hereby conveyed as shown on the Plat and as referenced in deed recorded in Book 660 Page 311, Vance County Registry.
- d. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- e. City of Henderson and Vance County ad valorem taxes for 2024 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

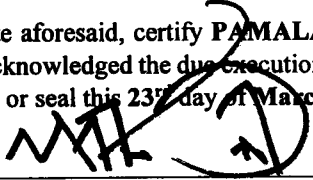
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



PAMALA PARKER


CHESHIRE H. PARKER

State of North Carolina - County or City of Vance
I, the undersigned Notary Public of the County or City of Vance and State aforesaid, certify **PAMALA PARKER and husband, CHESHIRE H. PARKER**, 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 23rd day of March 2024.



Signature of Notary Public
MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name

My Commission Expires: 3/25/2028
(Affix Seal)

