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BOOK 01397

PAGE 0807 THRU0809

INSTRUMENT # 02995

RECORDING \$26.00

EXCISE TAX \$300.00

FILED

VANCE

COUNTY NC

CASSANDRA D. NEAL

REGISTER

OF DEEDS

MPS

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

Excise Tax: \$300.00

Parcel Identifier No. 0351A01002E (Lot 11), 0354A01001 (Lot 12) and 0354A01028 (Lot 13) Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536

This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: Lots 11, 12 & 13, Plat Book T, Page 281, Vance County Registry

THIS DEED made this 19th day of July 2021 by and between

GRANTOR	GRANTEE
WHITEHAWK PROPERTIES, LLC P.O. Box 1820 Henderson, NC 27536	CLASSIC REALTY OF VANCE COUNTY, LLC 1011 W. Gannon Avenue Zebulon, NC 27597

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 _____, Williamsboro Township, Vance County, North Carolina and more particularly described as follows:

BEING all of Lots 11, 12 and 13 as shown on plat titled "Pool Rock Subdivision" by James O. Murphy, Registered Engineer, dated March 9, 1974, of record in Plat Book "T," Page 281, Vance County Registry.

THIS DEED IS ALSO a "Boat-Slip Assignment" and conveyed herewith to the Grantee, its successors and assigns is the right to use Slip 1, Slip 2 and Slip 3 in the Community Dock located at USACE Permit Number 3790, subject to the terms and condition of that certain Dock Maintenance Agreement as appears in Book 1240, Page 68 and Book 1260, Page 69, Vance County Registry [21-MS-539T/A]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1394, Page 646

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 "T" page 281.

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:

- a. Existing rights of way for roadways and public utilities of record.
- b. Five-foot Improved Walkway Easement adjoining the common boundary of Lot Number 10 and Lot Number 11 as appears in Book 857, Page 320, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "T," Page 281, Vance County Registry
- d. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- e. Vance County ad valorem taxes for 2021 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.

WHITEHAWK PROPERTIES, LLC

(Entity Name)

By:

MICHAEL E. SATTERWHITE, Member-Manager

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 that **MICHAEL E. SATTERWHITE** personally came before me this day and acknowledged that they are **Member-Manager** of **WHITEHAWK PROPERTIES, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this **19th** day of **July, 2021**.

My Commission Expires: **10/12/2022**

(Affix Seal)

Annette T. Cole

ANNETTE T. COLE, Notary Public

