

FILED Mar 27, 2024 FILED ELECTRONICALLY
 AT 12:27:00 PM VANCE COUNTY NC
 BOOK 01444 CASSANDRA D. NEAL
 START PAGE 0204 END PAGE 0206
 INSTRUMENT # 00898
 RECORDING \$26.00
 EXCISE TAX \$130.00
 CDN

This instrument prepared by: Jackson Law, P.C.,
 a licensed North Carolina attorney.
 Delinquent taxes, if any, to be paid by the closing attorney to
 the county Tax Collector upon disbursement of closing proceeds.

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:	\$130.00
Parcel ID:	0312C01005
Mail/Box to:	Grantee
Prepared by:	STAINBACK, SATTERWHITE & ZOLLIFFER, PLLC - Michael E. Satterwhite
Brief description for the Index:	Lot 54, Stonewood Loop, Henderson, NC 27537 ; Lot 54, The Peninsula at Kerr Lake, Ph I

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25th day of March 2024 by and between:

LH

GRANTOR	GRANTEE
LAKE PENINSULA, LLC, a North Carolina Limited Liability Company P.O. Box 1166 Oxford, NC 27565	IRFAN ULLAH SIDDIQUI and spouse, KIMBERLY LYNN DRAWEC 3713 Highland Creek Drive Apex, NC 27539

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 Town of Henderson, Townsville Township, Vance County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 54, The Peninsula at Kerr Lake, Phase One, as shown on plat recorded in Plat Book X, Pages 929A-929E, Vance County Registry.

ALSO CONVEYED HERewith is Slip 19 in Community Dock B pursuant to Dock Assignment Plan as referenced in deed recorded in Book 1264 Page 1171, Vance County Registry. [24-MS-118/K]

Property Address : 0 Stonewood Loop, Henderson, NC 27537

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1242 page 838

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 Book "X" pages 929A - 929E

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. Declaration of Covenants, Conditions and Restrictions for The Peninsula at Kerr Lake Subdivision as appear in Book 1214 Page 1181, Vance County Registry, as amended in Book 1229 Page 988, Vance County Registry (as corrected in Book 1230 Page 501, Vance County Registry), as further amended in Book 1230 Page 861, Vance County Registry, and as further amended in Book 1259 Page 152, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "X" page 929A – 929E, 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 2024 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

BK 1444 PG 0206

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

LAKE PENINSULA, LLC

By: *Edgar L. Blackley*
EDGAR L. BLACKLEY, 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 EDGAR L. BLACKLEY personally came before me this day and acknowledged that he is Member/Manager of LAKE PENINSULA, LLC, a North Carolina limited liability company, 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 25th day of March 2024.

My Commission Expires: 3/25/2028

Michael E. Satterwhite
MICHAEL E. SATTERWHITE, Notary Public

(Affix Seal)

