

FILED Nov 18, 2022 12:56 pm
BOOK 01425
PAGE 0352 THRU0354
INSTRUMENT # 04794
RECORDING \$26.00
EXCISE TAX \$44.00

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

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:	\$44.00
Parcel ID:	0426 01001
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:	Lot 7/Turner Lane, Henderson, Vance County, North Carolina 27537

THIS GENERAL WARRANTY DEED (“Deed”) is made on the 17th day of November 2022 by and between:

GRANTOR	GRANTEE
SYED AZHAR AKHTER and wife, SOOFIA SAMREEN 3629 Guess Road Durham, NC 27705	JASON D. VARNER and wife, AMBER L. VARNER 334 Waterfall Road Henderson, NC 27537

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 _____, Watkins Township, Vance County, North Carolina and more particularly described as follows (the “Property”):

BEING Lot 7 containing 1.21 acres according to survey and plat entitled “Section One of Carolina Pines Subdivision” as prepared by John L. Hamme, Civil Engineer and Land Surveyor, dated February 10, 1984 as revised June 22, 1994 as appears in Plat Book “V” Page 291 in the office of the Register of Deeds of Vance County. [22-MS-725T/K]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1411 page 716

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 "V" page 291

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. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Book "V" Page 291, Vance County Registry.
- c. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- d. Vance County ad valorem taxes for 2022 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.

[Signature] (SEAL)
SYED AZHAR AKHTER

[Signature] (SEAL)
SOOFIA SAMREEN

State of North Carolina - County or City of Durham
I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify Syed*
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 17 day of November 2022.
*Azhar Akhter and Soofia Samreen

My Commission Expires: 10/1/26
(Affix Seal)

[Signature]
Signature of Notary Public
Kirk Ollis, Notary Public
Notary's Printed or Typed Name

