

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Aug 25, 2025
AT	09:50:37 am
BOOK	01159
START PAGE	0687
END PAGE	0688
INSTRUMENT #	01946
EXCISE TAX LNN	\$148.00

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 148.00	Recording Time, Book and Page
Tax Map No. F6-100 (part of)	Parcel Identifier No.

Mail after recording to: **Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, N.C. 27536**
This instrument was prepared by: **Lori A. Renn, a N.C. licensed attorney**
Brief Description for the Index: **501 Warren Street**

THIS DEED made this 15th day of August, 2025 by and between

GRANTOR

**Shavic Properties, LLC,
A North Carolina Limited Liability Company
216 S. Main Street
Louisburg, N. C. 27549**

GRANTEE

**Rafael Guerra Andrade, unmarried
15 Mary Way
Franklinton, N. C. 27525**

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 or parcel of land situated in the City of _____, Warrenton Township, Warren County, North Carolina and more particularly described as follows:

BEING Lot 2 containing 0.618 acre as shown on that survey entitled "Division Of Property Owned By SHAVIC PROPERTIES, LLC", prepared by Piedmont Surveys, Inc., dated June 16, 2025 and recorded as Plat Book 394 Page 15, Warren County Registry.

ALSO CONVEYED HERewith to the Grantee, his heirs, successors and/or assigns, is a non-exclusive easement appurtenant for ingress, egress and regress over and across the gravel driveway located at the adjoining property line of Lot 2 and Lot 1 on SR 1326 (Warren St.).

RESERVED HERewith by the Grantor, its heirs, successors and/or assigns, is a non-exclusive easement appurtenant for ingress, egress and regress over and across that 20' Access Easement as shown on the above reference plat.

ALSO RESERVED HERewith by the Grantor, its heirs, successors and/or assigns, is a non-exclusive easement appurtenant for ingress, egress and regress over and across the gravel driveway located at the adjoining property line of Lot 2 and Lot 1 on SR 1326 (Warren St.).

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1151, Page 379, Warren County Registry.

A map showing the above described property is recorded in Plat Book 394, Page 15, Warren County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

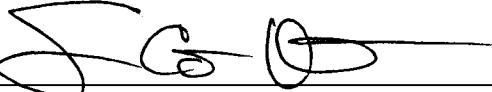
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to 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 Plat Book 394, Page 15, Warren County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Shavic Properties, LLC



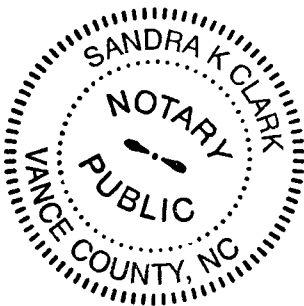
Shane Cole Wilder, Managing Member

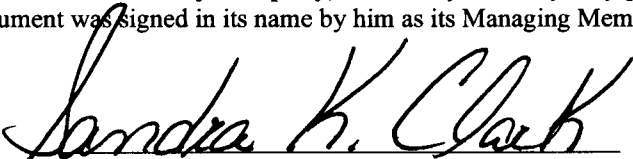
STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, a Notary Public, do certify that **Shane Cole Wilder** personally appeared before me and acknowledged that he is the **Managing Member** of **Shavic Properties, LLC**, a **North Carolina Limited Liability Company**, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by him as its Managing Member.

This the 15th day of August, 2025

My Commission Expires: 05/24/2028




Notary Public