

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:
Parcel ID Number: D608-1-1240608-1-13
This is not a certification that this Vance County Tax Department Parcel ID Number matches this Deed description.
Lorcha C. Brooks Date: 8/30/18
Vance County Tax Office

FILED Aug 30, 2018 03:32 pm
BOOK 01348
PAGE 0352 THRU 0353
INSTRUMENT # 03238
RECORDING \$26.00
EXCISE TAX \$310.00

FILED
VANCE
COUNTY NC
CAROLYN R. PECORA
REGISTER
OF DEEDS
CDN

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 310.00

Recording Time, Book and Page

Tax Map No. 608-1-12 & 13

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: 2280 Satterwhite Point Road

THIS DEED made this 29th day of August, 2018 by and between

GRANTOR

Robert M. Kingan and wife,
Anne Kingan
1124 Golden Grain Road
Garner, NC 27529

GRANTEE

Ted Jay Watkins and wife,
Tina Marie Watkins
2280 Satterwhite Point Road
Henderson, N. C. 27537

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

BEING all of Lot 1 containing 1.127 acres and Lot 2 containing 1.000 acre as shown on that plat entitled "Survey for Robert M. Kingan and Anne A. Kingan" as prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated June 6, 2018 and recorded as Plat Book Y, Page 939, Vance County Registry. Also conveyed herewith to the Grantees, their heirs, executors and assigns, is a perpetual, non-exclusive easement appurtenant for ingress, egress and regress to and from S.R. 1319 Satterwhite Point Road over and across the existing asphalt driveway as shown on the above referenced plat.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1335, Page 462, Vance County Registry.

A map showing the above described property is recorded in Plat Book "Y", Page 939, Vance 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.

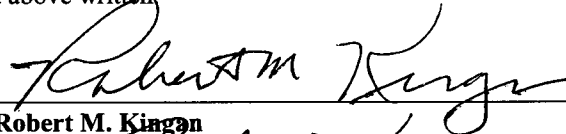
Title to the property hereinabove described is subject to the following exceptions:

- 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 "Y" Page 939, Vance 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

(ENTITY NAME)

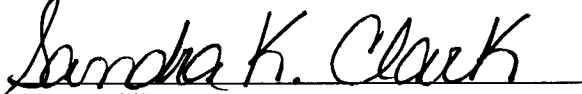
By: _____
Title: _____

 (SEAL)
Robert M. Kingan
 (SEAL)
Anne Kingan by Robert M. Kingan, Attorney-in-Fact

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, a notary public, certify that **Robert M. Kingan** personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 29th day of August, 2018.

My Commission Expires: 5/24/23 
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, a Notary Public, do hereby certify that **Robert M. Kingan, Attorney-in-Fact for Anne Kingan**, personally appeared before me this day, and being by me duly sworn, says ~~that~~ he executed the foregoing and annexed instrument for and in behalf of **Anne Kingan** and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Vance County, North Carolina in Book 1308, Page 488, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said **Robert M. Kingan**, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Anne Kingan**. Witness my hand and official seal, this 29th day of August, 2018.


Notary Public
My Commission Expires: 5/24/23

