

FILED Jun 11, 2020 12:01 pm
BOOK 01375
PAGE 1131 THRU 1133
INSTRUMENT # 01892
RECORDING \$26.00
EXCISE TAX \$516.00

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

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: \$516.00

Parcel Identifier No. 0018 03002 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: 314 Willowood Drive, Henderson, Vance County, North Carolina 27536

THIS DEED made this 10th day of June 2020 by and between

GRANTOR	GRANTEE
WILLIAM H. HOBGOOD and wife, JONELLE Q. HOBGOOD 1108 Touchstone Way Wake Forest, NC 27587	SCOTT DANIEL McKINNON and wife, ROBIN L. McKINNON 314 Willowood Drive Henderson, NC 27536

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

BEGIN at an existing iron pin located in the eastern margin of the right of way of Willowood Drive, the southwestern corner for Carolyn R. Gattis (Deed Book 589 Page 549), said iron pin being further located North 30 degrees 06' 27" West 427.80 feet from an existing PK nail located at the intersection of the centerline of Willowood Drive with the centerline of Bane Avenue; run thence along and with the line of Carolyn R. Gattis North 73 degrees 01' 07" East 104.36 feet to an existing iron pin in the line of Clyde F. Morgan, Jr. (Deed Book 658 Page 702) (Plat Book "K" Page 13, Lot 37), cornering; run thence along and with Morgan's line South 27 degrees 00' 00" East 167.01 feet to an existing iron pin in the western margin of the right of way of Yowland Road; continue thence along and with the western margin of Yowland Road along a curve to the left having a chord bearing of South 06 degrees 31' 14" East 85.59 feet for an arc distance of 86.21 feet to a new iron pin northeastern corner for Irene E. Whaley (Deed Book 449 Page 474) cornering; run thence along and with the line of Irene E. Whaley South 81 degrees 05' 57" West 168.87 feet to an existing iron pin in the western margin of the right of way of Willowood Drive; run thence along and with the western margin of the right of way of Willowood Drive, the following courses and distances: North 37 degrees 04' 48" East 17.60 feet to a computed point; North 20 degrees 19' 48" East 38.00 feet to a computed point; North 02 degrees 34' 48" East 50.00 feet to a computed point; North 15 degrees 40' 12" West 50.00 feet to a computed point; North 20 degrees 48' 52" West 87.43 feet to an existing iron pin, the point and place of beginning. Said tract containing 0.69 acre as shown on plat of Survey for Michael David Robertson and Dianna Jane Robertson prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated February 23, 1994.

For further reference see deed recorded in Book 449 Page 456 and plat recorded in Plat Book "O" Page 44. See also Book 725 Page 773, Vance County Registry.

This property is conveyed subject to easements and rights of way of record, including an easement to the City of Henderson for a sewer line across the southern part of the above-described lot. [20-MS-282T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1142 Page 57

All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book "O" page 44

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.

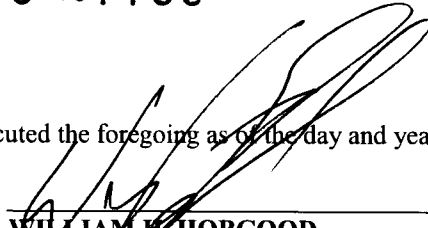
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

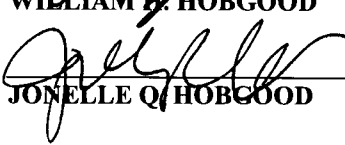
- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "Q" Page 44, Vance County Registry.
- c. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- d. City of Henderson and Vance County ad valorem taxes for 2020 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.

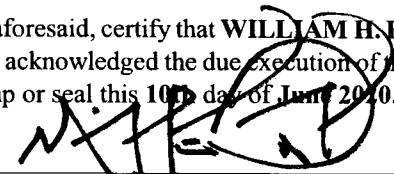

_____(SEAL)
WILLIAM H. HOBGOOD


_____(SEAL)
JONELLE Q. HOBGOOD

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 **WILLIAM H. HOBGOOD** and wife, **JONELLE Q. HOBGOOD**, 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 **10th** day of **June**, 20**10**.

My Commission Expires: **3/25/2023**
(Affix Seal)



MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name

