

FILED May 05, 2023 01:06 pm
BOOK 01431
PAGE 1037 THRU1039
INSTRUMENT # 01607
RECORDING \$26.00
EXCISE TAX \$330.00

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

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:	\$330.00
Parcel ID:	0617A02016
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:	129 Jamel Lane, Henderson, Vance County, North Carolina 27537

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5th day of May 2023 by and between:

GRANTOR	GRANTEE
KAROL M. MERRICK, Unmarried P.O. Box 1123 Henderson, NC 27536	BRANDON SCOTT LAWRENCE, Unmarried 129 Jamel Lane 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 _____, Middleburg Township, Vance County, North Carolina and more particularly described as follows (the "Property"):

BEGIN at an existing iron pipe on the southeastern margin of the right of way for a 60-foot private road (being an extension of SR 1603), northeastern corner for Sheldon K. Purnell as described in Book 679 Page 536, Vance County Registry; from said beginning point run thence along Purnell's line South 35 degrees 30' 00" West 211.58 feet to an existing iron pipe; run thence North 54 degrees 29' 27" West 205.97 feet to an existing iron pipe; run thence North 35 degrees 28' 39" East 211.59 feet to an existing iron pipe; run thence South 54 degrees 29' 36" East 206.05 feet to an existing iron pipe, the point and place of the beginning. The same containing 1.00 acres as shown on plat of survey for Anthony and Thomosa Dixon prepared by G. Vance Powell, RLS, on July 21, 1999.

See also survey for "Andrea Hansard" prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated December 29, 1992, and recorded in Book 797 Page 343, Vance County Registry. [23-MS-175T/K]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1169 page 679

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 797 Page 343

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. Road Maintenance Agreement as appears in Book 796 Page 211, Vance County Registry, as re-recorded in Book 797 Page 342, Vance County Registry.
- c. Declaration of Intent to Affix the Manufactured Home to Real Property (Pursuant to NCGS 47-20.7) as appears in Book 1325 Page 53, Vance County Registry.
- d. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Book 797 Page 343, Vance County Registry.
- e. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- f. Vance County ad valorem taxes for 2023 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.

Karol M. Merrick (SEAL)
KAROL M. MERRICK

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 **KAROL M. MERRICK** 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 5th day of May 2023.

[Handwritten signature of Michael E. Satterwhite]

My Commission Expires: 3/25/2028
(Affix Seal)

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

