


This instrument prepared by: Cara Duclek Perri
Guens, a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the
closing attorney to the county Tax Collector upon
disbursement of closing proceeds.


Doc ID: 003868900002 Type: CRP
Recorded: 11/12/2021 at 04:34:53 PM
Fee Amt: \$266.00 Page 1 of 2
Revenue Tax: \$240.00
EDGECOMBE COUNTY, NORTH CAROLINA
Vila R. Anderson Register of Deeds
BK **1744** PG **1127-1128**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No. 3850-82-3373-00 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

This instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612

Brief description for the Index: 312 E Highland Ave., Rocky Mount, NC 27801

THIS DEED made this 12 day of NOV., 2021, by and between

GRANTOR	GRANTEE
Edwin O. Galvez, an unmarried individual 41 N. Bergen Place Freeport, NY 11520	Avery Tyler Moore, an unmarried individual 312 E Highland Ave Rocky Mount, NC 27801

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 Rocky Mount, _____ Township, Edgecombe County, North Carolina and more particularly described as follows:

Being known, numbered and designated as 312 E. Highland Avenue, Rocky Mount, North Carolina. Beginning at a stake in the northern property line of E. Highland Avenue, 100 feet westerly of its intersection with the western property line of Pennsylvania Avenue, corner of V.W. Sellers; thence with northern property line of E. Highland Avenue, North 67 deg. West 50 feet to a stake, corner of A.A. Smith; thence with the Eastern line of Smith to and with the Eastern line of Tom Smith and parallel with Pennsylvania Avenue, North 23 deg. East 130 feet to a stake in the line of Toler Land; thence with the Toler Southern line and parallel with E. Highland Avenue, South 67 deg. East 50 feet to a stake, corner of V.W. Sellers; thence with Seller's Western line and parallel with Pennsylvania Avenue, South 23 deg. West 130 feet to the point of beginning.

Property Address: 312 E. Highland Avenue, Rocky Mount, NC 27801

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1728 page 120-122

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

A map showing the above described property is recorded in Plat Book _____ page _____.

* Submitted electronically by "Jackson Law, P.C." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Edgecombe County Register of Deeds.

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: Easements and restrictions of record that do not materially affect the value of the property. 2021 Ad Valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Edwin O. Galvez (SEAL)

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

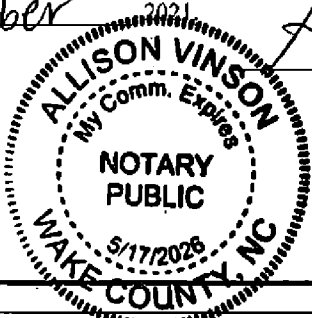
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

Print/Type Name: _____ (SEAL)

State of North Carolina – County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Edwin O. Galvez 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 12th day of NOVEMBER ²⁰²¹

My Commission Expires: 5/17/2026



Allison Vinson
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant – Register of Deeds