

FILED Aug 16, 2022 FILED ELECTRONICALLY
AT 04:40:00 PM VANCE COUNTY NC
BOOK 01420 CASSANDRA D. NEAL
START PAGE 0924 END PAGE 0926
INSTRUMENT # 03469
RECORDING \$26.00
EXCISE TAX \$340.00
CDN

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:
Pin number: 010005009
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description

ERM Date: 08/16/2022

Vance County Tax Office

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 340 00

Parcel Identifier No. 0100 05009 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

Brief description for the Index: 906 OLD EPSOM RD

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR

James H. Ranes, III and Stephanie I. Ranes, a married couple

525 Skenes Avenue
Henderson, NC 27536

GRANTEE

Diana Parker Burt and Wilbert Burt, a married couple

906 Old Epsom Road
Henderson, NC 27536

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:

See Attached Exhibit A.

Which has the following street address: 906 Old Epsom Road, Henderson, NC 27536

The property hereinabove described was acquired by Grantor by instrument recorded in Book 779 page 26 . All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book Z page 421 .

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, covenants, and restrictions of record.

Submitted electronically by "Capital City Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Vance County Register of Deeds.

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

James H. Ranes III (SEAL)

Print/Type Name: James H. Ranes, III

Stephanie I. Ranes (SEAL)

Print/Type Name: Stephanie I. Ranes

State of North Carolina – County of Granville

I, the undersigned Notary Public of the County and State set forth on my seal, certify that James H. Ranes, III and Stephanie I. Ranes 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 9th day of August, 2022

My Commission Expires: 6/21/2024

Machelle F. Thomas
Notary Public

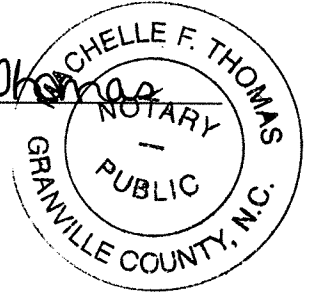


EXHIBIT A

Legal Description

Lying in City of Henderson, Henderson Township, Vance County, North Carolina, and being more particularly described as follows:

Being all of Lot 2 containing 0.378 acres more or less, according to the survey entitled, "Survey for James H. Ranes, III, Stephanie Ranes" dated May 4, 2021, prepared by Charles' Surveying in Plat Book Z, Page 421, Vance County Registry. Reference to said map and deed being hereby made for a greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 779, Page 262, Vance County Registry.

Site Address: 906 Old Epsom Road, Henderson, NC 27536

Parcel: 0100 05009