

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: 533A-1-26
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Claire R. Fuller Date: 3-29-16
Vance County Tax Office

FILED Mar 29, 2016 10:11 am
BOOK 01307
PAGE 0785 THRU 0786
INSTRUMENT # 01048
RECORDING \$26.00
EXCISE TAX \$170.00

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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00

Parcel Identifier No 0533A01026 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Michael E. Satterwhite P.O. Box 1820 Henderson North Carolina 27536

This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: 20 Grain Lane, Henderson, North Carolina 27537

THIS DEED made this 28th day of March 2016, by and between

GRANTOR	GRANTEE
ADL PROPERTIES, LLC 324 Kelly Road Henderson, NC 27537	JACQUETTA WAVERLY 20 Grain Lane Henderson, NC 27537

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

BEING all of Lot 26 containing 0.83 acres as shown on survey of Bobbitt Surveying, P.A., entitled "Final Plat of Farmington Subdivision" dated December 7, 2000 of record in Plat Book "W" Page 500, Vance County Registry, to which reference is hereby made for a more particular description. [16-MS-53T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1302 page 661.

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

A map showing the above described property is recorded in Plat Book "W" Page 500.

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:

- Existing rights of way for roadways and public utilities of record.
- Restrictive Covenants as appear in Book 936, Page 662, as amended in Book 997, Page 482, Vance County Registry.
- Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "W" Page 500, Vance County Registry.
- Vance County ad valorem taxes for 2016 et seq. years.

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

ADL PROPERTIES, LLC

By: David S. Hope (Entity Name)
DAVID S. HOPE, Manager

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 David S. Hope personally came before me this day and acknowledged that he is the Manager of ADL Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28th day of March 2016.

My Commission Expires: 3/25/2018

(Affix Seal)

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

