

FILED Nov 15, 2021 04:22 pm	FILED
BOOK 01406	VANCE
PAGE 0266 THRU 0269	COUNTY NC
INSTRUMENT # 05013	CASSANDRA D. NEAL
RECORDING \$26.00	REGISTER
EXCISE TAX \$30.00	OF DEEDS
	KHC

Prepared by and return to: Gerald T. Koinis, a North Carolina Licensed Attorney; P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Vance County Tax Collector upon disbursement of closing proceeds.

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

Tax Parcel No. 0407C02013
Stamps: \$30.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF VANCE

THIS DEED, made and entered into this the 15th day of November 2021, by and between **REAL ESTATE DEVELOPERS, INC.**, a North Carolina Corporation, designated as Grantor herein, and **JOSEPH C. BOGGS and wife, KARON K. BOGGS**, whose address is 19092 Musick Drive, Bristol, VA 24202, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in Dabney Township, Vance County, North Carolina and more particularly described as follows:

{A0199273.DOCX}

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. The lien of the local ad valorem property taxes for 2022 and subsequent years.
2. Such state of facts as would be disclosed by a current, accurate, physical survey of the subject property, and as disclosed by Plat Book "U", Page 959, Vance County Registry.
3. All usual and ordinary highway and utility rights of way and easements of record.
4. Zoning and building laws or ordinances for the Vance County, NC.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set its hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

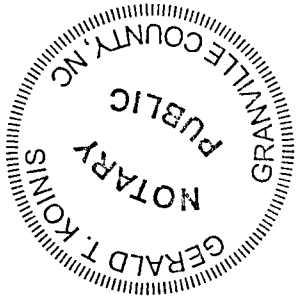
REAL ESTATE DEVELOPERS, INC.

By: Joseph K. Bryan, Jr. (SEAL)
Joseph K. Bryan, Jr., President

STATE OF North Carolina; COUNTY OF Granville

I, the undersigned Notary Public of the aforesaid State and County, certify that **Joseph K. Bryan Jr.**, either ☒ being personally known to me or ☐ proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged that he is President of **Real Estate Developers, Inc.**, and that he, as President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and notarial seal, this 15th day of November, 2021.



Gerald T. Komis
Notary Public
Printed or Typed Name Gerald T. Komis
My commission expires: 8-11-2024

EXHIBIT "A"

BEING Lot #20 containing 1.6302 acres according to survey and plat entitled "Dabney Woods" prepared by James R. Wilson, Registered Land Surveyor, dated March 2, 1991, as recorded in Plat Book "U" at Page 959, Vance County Registry.

The parcel of land herein conveyed is subject to those certain Restrictive Covenants recorded at Book 678, Page 495 of the Vance County Registry, as amended by that certain Amendment to Restrictive Covenants recorded at Book 693, Page 143 of the Vance County Registry.

ALSO CONVEYED HERewith to Grantees, their heirs, successors and assigns is a perpetual, non-exclusive easement appurtenant of ingress, egress and regress over and across these certain 60' road, as shown on the plat herein referenced from the subject property to and from State Road 1126.

NOTE: The property being conveyed herein now has direct access to a State maintained road.

Said parcel is further identified as Tax PIN 0407C02013.