

|              |              |                      |
|--------------|--------------|----------------------|
| FILED        | Oct 11, 2022 | FILED ELECTRONICALLY |
| AT           | 09:17:00 AM  | VANCE COUNTY NC      |
| BOOK         | 01423        | CASSANDRA D. NEAL    |
| START PAGE   | 0534         | END PAGE 0535        |
| INSTRUMENT # | 04270        |                      |
| RECORDING    | \$26.00      |                      |
| EXCISE TAX   | \$430.00     |                      |
| CDN          |              |                      |

This instrument prepared by, Lori A .Renn, Attorney at Law, 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.

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 430.00

Recording Time, Book and Page

Tax Map No. 465-1-7 (part of)

Parcel Identifier No.

Mail after recording to: **Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, N.C. 27536**This instrument was prepared by: **Lori A. Renn, a N.C. licensed attorney**Brief Description for the Index: **Lot 10 & Lot 11 Plat Book Z Page 620**

THIS DEED made this 24 day of **October, 2022** by and between

### GRANTOR

**Robert V. Stallings, Divorced**  
**1800 Gillburg Road**  
**Henderson, N. C. 27537**

### GRANTEE

**Shannon Lucy Ivey, unmarried**  
**140 Dabney Woods Lane**  
**Henderson, N. C. 27537**

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 or parcel of land situated in the City of \_\_\_\_\_, **Kittrell Township, Vance County, North Carolina** and more particularly described as follows:

BEING Lot 10 containing 10.010 acres and Lot 11 containing 21.200 acres as shown on that survey entitled "Exception Plat for Robert V. Stallings" prepared by Charles' Surveying, dated October 6, 2022 and recorded as Plat Book Z, Page 620, Vance County Registry.

submitted electronically by "Heyward Wall Law, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Vance County Register of Deeds.

BK 1423 PG 0535

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1413, Page 1056, Vance County Registry.

A map showing the above described property is recorded in Plat Book Z, Page 620, Vance County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

**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 except for the exceptions hereinafter stated.

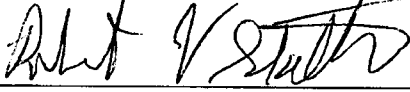
Title to the property hereinabove described is subject to the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book Z, Page 620, Vance County Registry.

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

\_\_\_\_\_

(ENTITY NAME)



Robert V. Stallings

(SEAL)

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

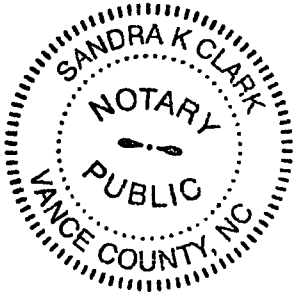
(SEAL)

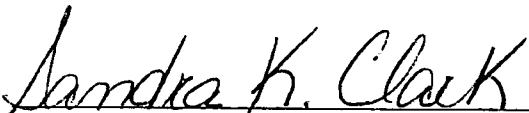
STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, a notary public, certify that Robert V. Stallings personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 7<sup>th</sup> day of October, 2022.

My Commission Expires: 05/24/2023





Sandra K. Clark

Notary Public