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BOOK 01427
PAGE 0205 THRU0207
INSTRUMENT # 00132
RECORDING \$26.00
EXCISE TAX \$120.00

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
JJS

This instrument is prepared by Michael E. Satterwhite, a licensed NC 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:	\$120.00
Parcel ID:	0355 01031
Mail/Box to:	Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536
Prepared by:	STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite
Brief description for the Index:	4450 Thomas Road, Henderson, Vance County, North Carolina 27537

THIS GENERAL WARRANTY DEED (“Deed”) is made on the 12th day of January 2023 by and between:

GRANTOR	GRANTEE
MARY JO ARDOIN and husband, CHRISTOPHER M. ARDOIN 12626 Lime Kiln Road Fulton, MD 20759	CLASSIC REALTY OF VANCE COUNTY, LLC, a North Carolina Limited Liability Company 1011 West Gannon Avenue Zebulon, NC 27597

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Williamsboro Township, Vance County, North Carolina and more particularly described as follows (the “Property”):

Lot 9 containing 0.90 acre according to survey and plat entitled "Survey for Michael L. Jethro and Ethel Marie Jethro" as prepared by Alan's Surveying Company, PA, dated June 24, 1998, and last revised June 20, 2002 [sic] as appears in Plat Book "W" Page 608 in the office of the Register of Deeds of Vance County.

ALSO CONVEYED HEREWITH to the Grantee, its successors and assigns, is a perpetual, non-exclusive easement appurtenant of ingress, egress and regress as follows:

- (a) over and across that certain 30-foot private right of way and over and across that certain 20-foot pedestrian easement as shown on the above-described plat of the property and as shown on plat recorded in Plat Book "W" page 952 in the office of the Register of Deeds of Vance County, from State Road 1329 (Thomas Road) to and from the property of the United States of America (John H. Kerr Reservoir; Tract Map L-1132) and to and from Lot 9, all as shown on said plats recorded in Plat Book "W" Page 608 and Plat Book "W" Page 952 in the office of the Register of Deeds of Vance County.
- (b) over and across that certain 30-foot private right of way as shown on the above-described plat of the property from State Road 1329 (Thomas Road) to and from the end of said right of way which terminates near the western property line of Lots 10 and 11 all as shown on said plat recorded in Plat Book "W" Page 608 in the office of the Register of Deeds of Vance County and continuing 10 foot on either side of the common property line of Lots 10 and 11 to and from the property of the United States of America (Kerr Reservoir; Tract Map L-1132). [22-MS-849T/K]

This Deed is also a "Boat Slip Agreement" and conveyed herewith is the right to use Slip 10 in the Community Dock subject to the terms and conditions of the Declaration of Road and Dock Slip Maintenance as appears in Book 988 Page 639, Vance County Registry.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book "W" page 608

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Restrictive Covenants as appear in Book 773 Page 19 and Book 1081 Page 604, Vance County Registry; and
- c. Declaration for Road and Dock Slip Maintenance as appears in Book 988 Page 639, Vance County Registry; and
- d. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Book "W" Page 608, Vance County Registry.
- e. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- f. Vance County ad valorem taxes for 2023 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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

Mary Jo Ardoin (SEAL)
MARY JO ARDOIN
Christopher M. Ardoin (SEAL)
CHRISTOPHER M. ARDOIN

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 **MARY JO ARDOIN** and husband, **CHRISTOPHER M. ARDOIN**, 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 **January** **2023**.

[Signature]

My Commission Expires: **3/25/2023**
(Affix Seal)

Signature of Notary Public
MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name

