

This certifies that there are no delinquent ad valorem taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

PIN Number: 0372 01010

This is not a certification that this Vance County PIN Number matches this deed description.

DeVona K. Haddad

Vance County Tax Office

Date

04/10/2023

FILED	Apr 10, 2023	FILED ELECTRONICALLY
AT	11:06:00 AM	VANCE COUNTY NC
BOOK	01430	CASSANDRA D. NEAL
START PAGE	0880	END PAGE
INSTRUMENT #	01255	0883
RECORDING	\$26.00	
EXCISE TAX	\$0.00	
KBC		

Excise Tax: \$0

Real Estate ID: 0372-01010

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

This conveyance includes the primary residence of the Grantor.

After recording return to: Grantor

This instrument was prepared by: Huston Law Firm, PLLC without title examination. No title advice rendered.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of April, 2023 by and between

GRANTOR

FRANK THOMAS MCGHEE, JR., unmarried

Address:

581 Will Jefferson Road, Henderson, NC 27537

GRANTEE

FRANK T. MCGHEE, JR., TRUSTEE OF THE
TOM MCGHEE LIVING TRUST, dated

April 6, 2023

Address:

581 Will Jefferson Road, Henderson, NC 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 Vance County, North Carolina, and more particularly described as follows:

See attached Exhibit A

Being the same property acquired by Grantor by deed recorded in Book 1410, Page 1330, Vance County Registry. Grantor acquired full ownership of said property upon the death of Sara Williams McGhee.

BK 1430 PG 0881

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:

Subject to all rights of way for public utilities.

Subject to all rights of way for public streets, roadways, and/or easements.

Subject to applicable zoning ordinances, if any.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


FRANK THOMAS MCGHEE, JR.

SEAL-
STAMP

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Kevin Huston, a Notary Public of the State aforesaid, certify that Frank Thomas McGhee, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 6th day April, 2023.

My commission expires: 12/22/25

K. Huston Notary Public

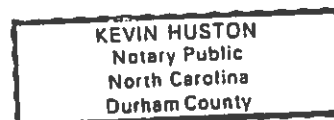


EXHIBIT A

BEGIN at an iron pin in the eastern line of the sixty feet right of way of State Road 1331, said iron pin also being located in the line of Will Jefferson; run thence along and with the eastern line of State Road 1331 North 7° 57' 56" West 132.47 feet to an iron pin; continue thence along the eastern line of said road North 11° 49' West 467.53 feet to an iron pin; thence leaving said road, run North 78° 11' East 300 feet to an iron pin; run thence North 11° 49' West 332.70 feet to a point; run thence North 12° 16' West 175.64 feet to an iron pin; run thence North 9° 46' West 200 feet to a point; run thence North 6° 19' 49" West 259.24 feet to a point, corner for Robert Gregory (now or formerly); run thence along and with said Gregory line North 25° 36' 45" East 250 feet to a point in the line of the property formerly conveyed to Belle Brown; run thence along and with said Brown line South 64° 23' 15" East 23 feet, more or less, to the southwest corner of said Brown property; run thence along said Brown line North 25° 36' 45" East 210 feet to a point in the line of Courtney Russell; run thence along and with the line of Courtney Russell South 64° 23' 15" East 1233.37 feet to an iron pin; continue thence along and with the line of Courtney Russell South 25° 36' 45" West 1900 feet to an iron pin; said pin being located approximately 395 feet northwest from a stake placed by the Corps of Engineers for the United States Government; run thence along the line of Will Jefferson (now or formerly) North 63° 27' 54" West 563.76 feet to an iron pin in the eastern line of State Road 1331, the point and place of the BEGINNING; the same containing 41.7 acres, more or less, as shown on the plat of the "Property of S.T. Peace", prepared by Jesse J Parrish, R.L.S., dated May 1, 1974, reference to which plat is specifically made for more accurate description.

The above-described land is a portion of Tract No. 11 as shown on that plat recorded in Plat Book "A", Page 22, Vance County Registry. For further reference see Book 187, Page 509; and Book 132, Page 592, Vance County Registry.

This conveyance is made subject to easements of record.

AND ALL OF THAT PROPERTY DESCRIBED AS:

Begin at a point arrived at in the following manner: From the point at which the easterly edge of the right of way of SR-1331 intersects the southerly boundary of a tract of 41.7 acres conveyed to Frank T. McGhee and wife Sara W. McGhee by deed in Book 492 page 434 Vance Registry, run thence along the easterly edge of the right of way of SR-1331 the following courses and distances: N. 7 degrees 57' 56" W. 132.47 feet to a point and N. 11 degrees 49' W. 467.53 feet to a point, this being the point of beginning.

From said point of beginning run thence N. 78 degrees 11' E. 300 feet to a point; thence N. 11 degrees 49' W. 32.67 feet more or less to the southeasterly corner of Lot 11 as shown on the plat hereinafter referred to; thence along the southerly boundary of said Lot 11 S. 78 degrees 11' W. 300 feet more or less to a point in the easterly edge of the right of way of SR-1331; thence with the easterly edge of the right of way of SR-1331 S. 11 degrees 49' E, 32.67 feet to the point of beginning, being a strip of land fronting 32.67 feet on SR-1331 directly to the south of Lot 11 as shown on a certain plat of Jesse J. Parrish, Registered Land Surveyor, of Property of S.T. Peace, dated May, 1974, reference to said plat being hereby made for other and further description and certainty of location.

SAVE AND EXCEPT THE FOLLOWING FROM THIS CONVEYANCE:

(1) That certain lot or parcel of land containing 0.45 acre according to survey and plat entitled "Recombination Survey for T-Wel & Associates, LLC" as prepared by Bobbitt Surveying, PA, dated January 31, 2006, as appears in Plat Book "X" Page 289 in the office of the Register of Deeds of Vance County; and

(2) That certain lot or parcel of land containing 2.00 acres according to survey and plat entitled "Recombination Survey for T-Wel & Associates, LLC" as prepared by Bobbitt Surveying, P.A., dated June 26, 2006 as appears in Plat Book "X," Page 341, in the office of the Register of Deeds of Vance County [06-MS-463T].

Property Address: 581 Will Jefferson Rd., Henderson, NC 27537