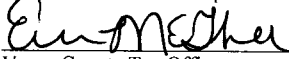


This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

0312 B02022, 0312 D01002
Pin Number: 0312 D01004, 0312 B02020,

This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.


Vance County Tax Office

Date: 2/23/24

FILED Feb 23, 2024 02:26 pm
BOOK 01442
PAGE 1146 THRU 1148
INSTRUMENT # 00507
RECORDING \$26.00
EXCISE TAX \$750.00

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 750.00

Tax Map No. 0312D-01-004 (Lot 39), 0312B-02-020 (lot 40A), 0312B-02-022 (Lot 41A) and 0312D-01-002 (432 Stonewood Loop Lane Lots 40 & 41)

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: 432 Stonewood Loop Lane, Lot 39, Lot 40 and Lot 41A

THIS DEED made this 11th day of February, 2024 by and between

GRANTOR

Rocky L. Duncan and wife,
Darla M. Duncan
225 Benning Circle
Clayton, N. C. 27527

GRANTEE

Edward Dean Myslinski and wife,
Kimberly H. Myslinski
162 W. Alex Drive
Clayton, N. C. 27520

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

TRACT 1: Lot 39 Stonewood Loop Lane

BEING all of Lot 39 of The Peninsula at Kerr Lake Subdivision, according to plat and survey of record in Plat Book "X", Page 929A through 929E, Vance County Registry.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions for the Peninsula at Kerr Lake Subdivision, of record in Book 1214, Page 1181, and as amended in Book 1290, Page 861 and Book 1229, Page 988, and as corrected and amended in Book 1230, Page 501, Vance County Registry.

The lot conveyed is subject to a utility easement for the benefit of other lots and are restricted as shown upon said plat.

By acceptance of this Deed, Grantee shall be a member of the Peninsula at Kerr Lake Homeowners Association, Inc., and shall abide by all rules and regulation of the Association specifically including, but not limited to, the Dock Assignment Plan and payment of all assessments when due. See amended Bylaws of HOA recorded in Book 1247, Page 318, Vance County Registry.

TRACT 2: Lots 40 and 40A and Lots 41 and 41A Stonewood Loop Lane

BEING all of Lots 40 and 40A and Lots 41 and 41A of the Peninsula at Kerr Lake Subdivision, according to plat and survey of record in Plat Book X, Pages 929A through 929E, Vance County Registry. Lot 40A is conveyed to Grantees to provide the site of a septic drain field and associated lines to serve the residence to be located on Lot 40. Lot 41A is conveyed to Grantees to provide the site of a septic drain field and associated lines to serve the residence to be located on Lot 41. Access to Lot 40A and 41A for the placement and maintenance of said lines and septic disposal are provided along the 50' right of way of Stonewood Loop Road and across a 20 foot utility easement reserved along the property lines of intervening lots as shown on the plat designated "Final Plat of The Peninsula at Kerr Lake Phase One" of record in Plat Book X Pages 929A-929E, Vance County Registry. The lots conveyed herein are subject to a utility easement for the benefit of other lots and are restricted as shown upon said plat.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions for the Peninsula at Kerr Lake Subdivision, of record in Book 1214, Page 1181, and as amended in Book 1229, Page 988, and as corrected and amended in Book 1230, Page 501, as amended in Book 1230, Page 861 and as amended in Book 1259, Page 152, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1378, Page 846 (Tract 1), and Book 1376, Page 636 (Tract 2), Vance County Registry.

A map showing the above described property is recorded in Plat Book "X", Page 929A through 929E, 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 "X", Page 929A through 929E, Vance County Registry.
- c. Declaration of Covenants, Conditions, and Restrictions for The Peninsula at Kerr Lake Subdivision of record in Book 1214, Page 1181, and as amended in Book 1229, Page 988, and as corrected and amended in Book 1230, Page 501, as amended in Book 1230, Page 861 and as amended in Book 1259, Page 152, Vance County Registry.
- d. Bylaws, Rules and regulations of The Peninsula at Kerr Lake Homeowners Association, Inc. as amended in Book 1247, Page 318, 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)

Rocky L. Duncan (SEAL)
Rocky L. Duncan

By: _____
Title: _____

Darla M. Duncan (SEAL)
Darla M. Duncan

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, FAYE C. GUIN, a notary public, certify that Rocky L. Duncan and Darla M. Duncan 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 11 day of February, 2024.

My Commission Expires: 8/22/27

Faye C. Guin
Notary Public

