

FILED May 22, 2020 01:35 pm
BOOK 01375
PAGE 0253 THRU 0254
INSTRUMENT # 01686
RECORDING \$26.00
EXCISE TAX (None)

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

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:

Pin Number: 0541 01003

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

Jonathan K. Care
Vance County Tax Office

Date: 5/22/2020

Excise Tax \$0.00 Recording Time, Book and Page

Tax Lot No. 0541 01003

Mail after recording to: 109 W. Montgomery Street, Henderson, NC 27536

This instrument was prepared by JONATHAN S. CARE, Attorney At Law, P.A., A licensed North Carolina attorney, (ji)

Brief description for the Index 246 Finch Road, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of May 2020 by and between

GRANTOR

JAMES L. JACKSON and wife,
MICHELLE HOYLE JACKSON

246 Finch Road
Henderson, NC 27537

GRANTEE

JAMES L. JACKSON and wife,
MICHELLE HOYLE JACKSON

246 Finch Road
Henderson, NC 27537

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.g. corporation or partnership

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, Sandy Creek Township, Vance County, North Carolina and more particularly described as follows:

Being that parcel of land containing 6.28 acres according to survey and plat entitled "Survey for George A. Currin", as prepared by Alan's Surveying Company, P.A., dated 4/26/95, and recorded in Plat Book "V", Page 365, Vance County Registry.

Subject to that easement recorded in Book 1341, Page 29, Vance County Registry and also shown on Plat Book "Y", Page 883, Vance County Registry.

* Notice per NCGS §105-317.2: This property is the primary residence of the Grantors.

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 1346, Page 462, Vance County Registry.

A map showing the above described property is recorded in Plat Book "V", Page 365, Vance County Registry.

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 restrictions, covenants, easements, rights of way for roadways and public utilities of record.
- b. Vance County Ad Valorem Taxes for 2020 et seq. years.
- c. Vance County Zoning
- d. Building setbacks, rights of way and all other matters as appear on Plat Book "V", Page 365, Vance County Registry.

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.

 (SEAL)
James L. Jackson

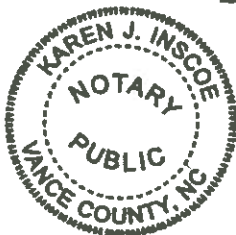
 (SEAL)
Michelle Hoyle Jackson

State of North Carolina
County of Vance

I, a Notary Public of said County and State aforesaid, certify that James L. Jackson and Michelle Hoyle Jackson, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of May 2020.

(Notary Seal)




Notary Public
Print Notary Name: Karen J. Inscow
My commission Expires: 07/26/2024