

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: 1608A-1-32

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

[Signature]
Vance County Tax Office

Date: 5/30/18

FILED May 30, 2018 04:57 pm
BOOK 01344
PAGE 0335 THRU 0337
INSTRUMENT # 01995
RECORDING \$26.00
EXCISE TAX \$516.00

FILED
VANCE
COUNTY NC
CAROLYN R. PECORA
REGISTER
OF DEEDS
CDN

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 516.00

Tax Parcel ID No. 0608A01032

Verified by _____

County _____

on the _____ day of _____, 2018 By: _____

Mail/Box to Grantee 932 Franklin Lane, Henderson, NC 27537

This instrument was prepared by: P. Ryan Lockamy, Attorney _____

Brief description for the Index: 932 Franklin Lane

The deed made the latest day set forth in the notary acknowledgment below, by and between

GRANTOR: DUSTIN NALLY and KORI JO NALLY, a married couple,
whose mailing address is 30 Fallen Arrow Drive, Hilton Head Island, SC 29926

GRANTEE: RANDALL BENNETT, AND GINA LYNN DAVIS-BENNETT, A MARRIED COUPLE
whose mailing address is 932 Franklin Lane, Henderson, NC 27537

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Henderson, County of Vance, State of North Carolina, more particularly described as follows:

SEE ATTACHED "EXHIBIT A".

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1284, Page 430, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed ☒ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple,

subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

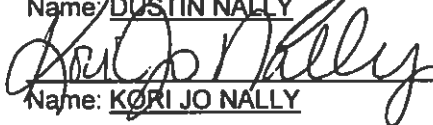
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

 (SEAL)
Name: DUSTIN NALLY

 (SEAL)
Name: KORI JO NALLY

State of S. CAROLINA
County of Beaufort

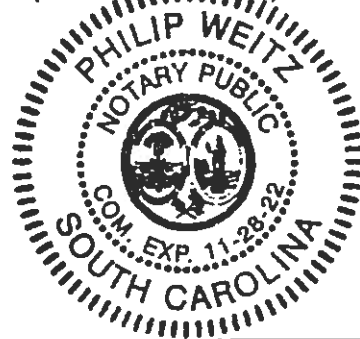
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
DUSTIN NALLY

Date: 5-18-2018


Philip Weitz Notary Public
Notary's Printed or Typed Name

My Commission Expires:
11-28-2022

(Official/Notarial Seal)



State of S. CAROLINA
County of Beaufort

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
KORI JO NALLY

Date: 11-28-2022


Philip Weitz Notary Public
Notary's Printed or Typed Name

My Commission Expires:
11-28-2022

(Official/Notarial Seal)-



Exhibit A

BEING all of Lot 73, containing 1.941 acres according to survey and plat entitled, "Owner: Timberlake Estates, Inc." as prepared by Luther E. Stegall, RLS, dated August 6, 1992, and being further described by metes and bounds as follows:

BEGINNING at a point situated in the western margin of the right of way of a 60 foot private road, which said point is situated at the common northeastern corner of the property hereinafter described with the southeastern corner of the property of Billy Ray Stevenson and wife, Linda P. Stevenson (Book 675, Page 131, Lot 38, Plat Book "U", Page 935); thence proceed along the western margin of said 60-foot private road the following courses and distances, along a curve to the left having a chord bearing of South 37 degrees 19' 24" East 129.97 feet to a point; South 48 degrees 06' 01" East 29.79 feet to a point; and along a second curve to the left having a chord bearing of South 49 degrees 39' 32" East 20.00 feet to a point, the common southeastern corner of Lot 73 with the northeastern corner of Lot 74; thence leave the western margin of the right of way of said 60 foot private road and proceed along the common boundary of the property herein described with Lot 74 South 34 degrees 45' 00" West 459.59 feet to a point thence proceed along the common boundary of the property herein described with the property of the United States of America North 49 degrees 21' 04" West 190.00 feet to a point; thence proceed along the common boundary of the property herein described with the property of Billy Ray Stevenson and wife, Linda P. Stevenson (Book 675, Page 131, Plat Book "U," Page 935) North 36 degrees 37' 17" East 485.98 feet to the point and place of beginning.

ALSO CONVEYED HERewith to the grantees, their heirs, successors and assigns is a perpetual, non-exclusive easement appurtenant of ingress, egress and regress over and across that certain 60-foot private road as shown on the above entitled plat from the property hereinabove described to and from Franklin Lane (State Road 1427)