

FILED May 26, 2021 04:06 pm
BOOK 01394
PAGE 0963 THRU 0965
INSTRUMENT # 02221
RECORDING \$26.00
EXCISE TAX \$100.00

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:

Parcel ID Number: 0312B01010
This is not a certification that this Vance County Tax Department Parcel ID Number matches this Deed description.
Devona K. Huel Date: 5/26/2021
Vance County Tax Office

NORTH CAROLINA GENERAL WARRANTY DEED
[TITLE NOT EXAMINED BY DRAFTSMAN]

Excise Tax: \$100.00

Parcel Identifier No. 0312B01010 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: Lot 9, Waterstone Lane, Henderson, Vance County, North Carolina

THIS DEED made this 10th day of May 2021 by and between

GRANTOR	GRANTEE
LAKE PENINSULA, LLC P.O. Box 1166 Oxford, NC 27565	MICHAEL JAMES SCALE and LOIS ANN SCALE, Trustees of the SCALE REVOCABLE TRUST Dtd 2/4/2015 4639 W. Sweetwater Avenue Glendale, AZ 85304

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Townsville Township, Vance County, North Carolina and more particularly described as follows:

BEING all of Lot 9 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. [21-MS-290T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book **1242** Page **838**

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

A map showing the above described property is recorded in Plat Book "X" page **929A – 929E**.

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, other than the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Declaration of Covenants, Conditions and Restrictions for The Peninsula at Kerr Lake Subdivision as appear in Book 1214 Page 1181, Vance County Registry, as amended in Book 1229 Page 988, Vance County Registry (as corrected in Book 1230 Page 501, Vance County Registry), as further amended in Book 1230 Page 861, Vance County Registry, and as further amended in Book 1259 Page 152, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "X" page 929A – 929E, Vance County Registry.
- d. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- e. Vance County ad valorem taxes for 2021 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.

LAKE PENINSULA, LLC
(Entity Name)

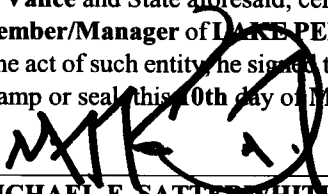
By: 
EDGAR L. BLACKLEY, Member/Manager

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 that **EDGAR L. BLACKLEY** personally came before me this day and acknowledged that he is **Member/Manager** of **LAKE PENINSULA, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this **10th** day of **May** **2021**.

My Commission Expires: **3/25/2023**

(Affix Seal)


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

