

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: 0412C03031
This is not a certification that this Vance County Tax Department Parcel ID Number matches this Deed description.
[Signature] Date: 9/25/2020
Vance County Tax Office

FILED Sep 25, 2020 11:43 am
BOOK 01381
PAGE 0025 THRU 0026
INSTRUMENT # 03271
RECORDING \$26.00
EXCISE TAX \$381.00

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

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$381.00
Parcel Identifier No. **0412C03031** Verified by _____ County on the _____ day of _____, 20____
By: _____

Delinquent taxes, if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

Mail/Box to: _____ GRANTEE (address below)

This instrument was prepared by: T. Keith Black, Esq., BLACK SLAUGHTER & BLACK, PA
Title Insurance Co.: Parkway Title, LLC

Brief description for the Index: Lot 223 Huntstone, Tract A, Plat Book Z, Page 146

THIS DEED made this 14TH day of AUGUST, 2020, by and between:

GRANTOR	GRANTEE
WJH LLC, a Delaware limited liability company	LUBRENT COUTAIN and spouse, HAMA MAXIMAY
MAILING ADDRESS: 3091 GOVERNORS LAKE DR., STE. 300 NORCROSS, GEORGIA 30071	MAILING & PROPERTY ADDRESS: 91 SPRINGWATER 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 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 parcel of land situated in the City of HENDERSON, VANCE County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 223, HUNTSTONE SUBDIVISION, TRACT A, AS SHOWN ON A PLAT RECORDED IN BOOK Z, PAGE 146, VANCE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1369, Page 704.
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 Z, Page 146.

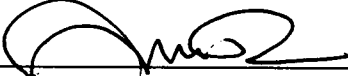
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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

WJH LLC, a Delaware limited liability company

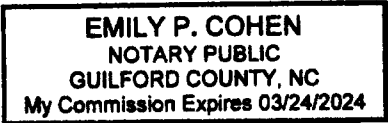
 (SEAL)

By: JONATHAN S. RAYMER
as Authorized Party for WJH LLC, authority
and appointment granted by Resolution of
WJH LLC, dated August 20, 2018, and approved
by the managers, members, and officers for WJH LLC

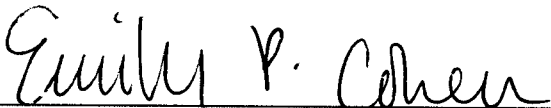
STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I, the undersigned Notary Public of the aforesaid State, County of Guilford, do hereby certify that JONATHAN S. RAYMER personally came before me this day and acknowledged that he is the Authorized Party of WJH LLC, a Delaware 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 21st day of September, 2020.



(NOTARY SEAL)


Notary Public EMILY P. COHEN
My Commission Expires: 03/24/2024