

BK 01394 PG 0195

FILED May 13, 2021 03:58 pm
BOOK 01394
PAGE 0195 THRU 0198
INSTRUMENT # 02056
RECORDING \$26.00
EXCISE TAX (None)

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

Prepared by and return to: James C. Wrenn, Jr., a North Carolina Licensed Attorney; P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Vance County Tax Collector upon disbursement of closing proceeds.

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

Tax PIN No. 0482 06002

Stamps: \$0.00

STATE OF NORTH CAROLINA

QUITCLAIM DEED

COUNTY OF VANCE

THIS QUITCLAIM DEED, made and entered into this the 13th day of May, 2021 by and between **BRENDA I. SUAREZ CARABALLO (divorced)**, designated as Grantor herein, and **NC TOP DISTRIBUTING, LLC**, whose mailing address is 9705 Rainsong Dr., Wake Forest, NC 27587, designated as Grantee herein. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey and forever quitclaim unto the Grantee, all right, title and interest in and to that certain tract or parcel of land situate in the Town of Kittrell, Vance County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

{A0194570.DOCX}

HICKS WRENN, PLLC, 111 GILLIAM ST., OXFORD NC 27565

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto, belonging unto it, the said Grantee, free and discharged from all right, title, claim and interest of the said Grantor or anyone claiming by, through or under the Grantor.

IN TESTIMONY WHEREOF, said Grantor has hereunto set their hands and seals, this the day and year first above written.

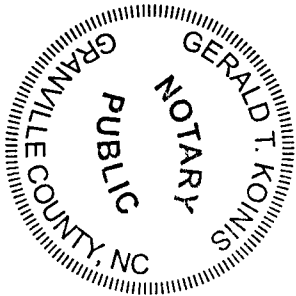
[SIGNATURE PAGE TO FOLLOW]

Brenda I. Suarez Caraballo (SEAL)
Brenda I. Suarez Caraballo

STATE OF North Carolina; COUNTY OF Granville

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Brenda I. Suarez Caraballo**, either () personally known to me or (☒) proven by satisfactory evidence (said evidence being US Passport), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 13th day of May, 2021.

(Notary Seal)



Gerald T. Konis
Notary Public
Gerald T. Konis
Printed or Typed Name
My commission expires: 8-11-2024

EXHIBIT "A"

BEGIN at an iron stake, Jesse Kittrell and ADA Woodlief corner, and run thence along ADA Woodlief's line N. 2 Degrees 30' E. 1518 feet to a stone; thence N. 87 degrees 30' W. 495 feet to an iron stake, A.J. Smith's corner; thence along A.J. Smith's line S. 2 degrees 30' W. 1450 feet to a point in the center of N.C. Road No. 1551, otherwise known as the Kittrell Babbitt Road; thence along Jesse Kittrell's line S. 78 degrees 30' E. 390 feet to a stone column, thence continuing along Jesse Kittrell's line S. 87 degrees E. 105 feet to the point of beginning, containing 16.82 acres according to plat and survey of W.V. Collins, dated 9-9-59, and recorded in Plat Book "K", Page 63, Vance County Registry, to which plat reference is hereby made for further description. This tract of land is composed of Lot 3 and the Eastern one-half of Lot 2 in the division of the John Woodlief land made on March 4, 1896. See Division Deed in Book 12, Page 391, Vance County Registry. See also deeds in Book 221, Page 263, Book 141, Page 261, and Book 98, Page 355, Vance County Registry.

This conveyance is made subject to existing easements and rights-of-way for N.C. Road No. 1551, otherwise known as the Kittrell-Bobbitt Road, and the warranties contained herein do not apply to that portion of the above described tract which lies in said road or the easements of right-of-way therefore. For further reference and chain of title, see Deed Book 360, Page 525 and the wills of Oscar F. Owens and Mary Smith Owens.

The tract of land being conveyed and described herein is located at 425 Kittrell Road, Kittrell, North Carolina and is further identified as Tax PIN 0482 06002. For further reference, see deed recorded at Book 1317, Page 635, Vance County Registry.