

BK 1290 PG 0343

FILED Feb 13, 2015 12:15 pm
BOOK 01290
PAGE 0343 THRU 0345
INSTRUMENT # 00536
RECORDING \$26.00
EXCISE TAX \$114.00

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

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: 401B-2-59
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Clare R. Fuller Date: 2-13-15
Vance County Tax Office

NORTH CAROLINA GENERAL WARRANTY DEED

<u>Excise Tax</u>	\$114.00
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Parcel Identifier No: 0461B02059

This instrument was prepared by: The Fife Law Firm, PA8366 Six Forks Rd. # 104, Raleigh, NC 27615

Return to: Grantee; c/o Michael E. Satterwhite P.O. Box 1820
Henderson, NC 27536

Brief description for the Index: Lot 127, Springforest Subdivision

THIS DEED made this 13 day of February, 2015, by and between

GRANTOR

GRANTEE

Northern California Investments, LP

Dianne R. Satterwhite, married

9131 Anson Way, Suite 206

324 Marigold Lane

Raleigh, NC 27615

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 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 City of **Henderson, Vance**

County, North Carolina and more particularly described as follows:

BEING all of Lot 127 of Springforest Subdivision, IV containing 1.41 acres as shown on map recorded in Plat Book "W" Page 9, Vance County Registry. Also conveyed is a permanent non-exclusive easement right of ingress, egress, and regress to and from the property hereinabove described and SR 1107 along Marigold Lane as shown on the plat referred to hereinabove.

This property has a street address of: 324 Marigold Lane, Henderson, NC 27537.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1286 Page 540.

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

A map showing the above described property is recorded in Plat Book W page 9.

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.

The Grantor covenants with 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:

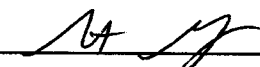
Subject to Ad valorem taxes for the current year.

Easements, Rights of way and Restrictions which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Northern California Investments, LP

By: Swan Investments Inc, General Partner

By:  (Seal)
Steve Swanger, President

STATE OF NORTH CAROLINA,

COUNTY OF Wake

I Carol R. Buczynski a Notary Public of the County and State aforesaid, certify that **Steve Swanger**, personally came before me this day and acknowledged that he is the **President of Swan Investments, Inc., who is the General Partner of Northern California Investments, LP**, a California Limited Partnership, and that by authority duly given and as the act of the company, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this 13 day of February, 2015.

My Commission Expires: 9/12/17

Carol R. Buczynski
Notary Public

