

FILED Jan 05, 2024 FILED ELECTRONICALLY
 AT 12:33:00 PM VANCE COUNTY NC
 BOOK 01441 CASSANDRA D. NEAL
 START PAGE 0762 END PAGE 0763
 INSTRUMENT # 00064
 RECORDING \$26.00
 EXCISE TAX \$36.00
 CON

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$36.00
Parcel ID:	0096 04016
Mail/Box to:	Warren Shackleford & Thomas, PLLC
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 22

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

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4th day of January, 20 24, by and between:

GRANTOR	GRANTEE
Shannon Homes Design Build, LLC, a North Carolina limited liability company 4912 Hermitage Drive Raleigh, NC 27612	TB Legacy Homes LLC, a North Carolina limited liability company <i>2222 Watkins Street</i> <i>Raleigh NC 27604</i>

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Henderson, Vance County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 22, as shown on plat entitled "Plat of Al B. Wester Property", and recorded in Plat Book G, Page 25, Vance County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1435 Page 1234.

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All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book G, Page 25, Vance County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to current year ad valorem taxes and a valid survey.
2. Subject to Liens, Easements, Restrictions, and/or Rights of Way of record which may include an obligation to pay assessments.
3. Subject to Restrictive Covenants recorded in , Vance County Registry.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Shannon Homes Design Build, LLC

BY: Mark E. Dowdy
Mark E. Dowdy, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public certify that Mark E. Dowdy, personally came before me this day and acknowledged that he is Manager of Shannon Homes Design Build, LLC, a North Carolina Limited Liability Company, and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company.

Witness my hand and official seal, this the 5th day of January, 2024.

James S. Warren
Notary Public

My Commission Expires: 10-03-2025

