

FILED	Oct 03, 2024	FILED ELECTRONICALLY
AT	03:27:00 PM	VANCE COUNTY NC
BOOK	01452	CASSANDRA D. NEAL
START PAGE	0078	END PAGE 0080
INSTRUMENT #	03212	
RECORDING	\$26.00	
EXCISE TAX	\$250.00	
KHC		

This instrument prepared by: SL Cox Law PC,
a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to
the county Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel No.: 054802025

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Parcel ID(s): 054802025

THIS DEED made this **27th day of September, 2024**, by and between:

GRANTOR	GRANTEE
Suncere D. Brown 102 Finch Road Henderson, NC 27537 Property is ☐ is not ☒ primary residence of the grantor.	Prestige Home Solutions LLC, A North Carolina Limited Liability Company 500 Cardinal Dr Raleigh, NC 27604 Property Conveyed: 693 Walter Bowen 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 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:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor, see **Book 1424, Page 81**.

A Map showing the Property hereinabove described is recorded in _____.

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:

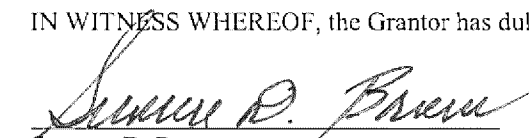
General easements of record.

Restrictive covenants of record.

submitted electronically by "SL Cox Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Vance County Register of Deeds.

Ad valorem taxes now due and payable.

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


Suncere D. Brown

STATE OF NC

COUNTY OF Wake

I, Elizabeth C. Kodadek, a Notary Public, do hereby certify that Suncere D. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 25 day of Sept., 2024


Printed Name: Elizabeth C. Kodadek

My Commission Expires: 12-5-28

Elizabeth C. Kodadek NOTARY PUBLIC Wake County North Carolina My Commission Expires:
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EXHIBIT A

Begin at an EPK located in the centerline of SR 1543, new corner for Thomas W. Franklin, said point being further located along a chord N. 88 degrees 49' 13" E. 458.77 feet from an EPK located at the intersection of the centerlines of SR 1542 and 1543; run thence along a new line for Thomas W. Franklin N. 07 degrees 58' 22" E. 303.28 feet to a new iron pipe in line for Jennie S. Hoyle; run thence along Hoyle's line S. 86 degrees 37' 32" E. 142.65 feet to an existing iron pipe, northwestern corner for Lisa Coghill as described in Book 668, Page 528; run thence along Coghill's line S. 07 degrees 45' 04" W. 311.40 feet to an EPK located in the centerline of SR 1543; run thence along centerline fo SR 1543 N. 80 degrees 59' 58" W. 68.07 feet to an EPK and N. 85 degrees 28' 21" W. 75.47 feet to an EPK, the point and place of the beginning. The same containing 1.00 acre as show on plat of property surveyed for Sam McDaniel and wife, Stephanie McDaniel by Cawthorne and Associates, RLS, PA on April 11, 1992, being the eastern one half of that 2 acre parcel of land conveyed to Thomas Wayne Franklin by deed recorded in Book 668, Page 342.

Also Conveyed herewith is that certain 27x57 1992 Lake Mobile Home VIN NCFLN69AB05769LS which has been permanently attached to the real property