

FILED FOR RECORD
VANCE COUNTY, N.C.
CYNTHIA S. ABBOTT
REGISTER OF DEEDS
RECORDED Aug 30, 2010
AT 03:43 pm
BOOK 01219
START PAGE 1020
END PAGE 1021
INSTRUMENT # 03017
EXCISE TAX (None)

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: 577-3-17
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

[Signature] Date: 8/30/10
Vance County Tax Office

NORTH CAROLINA
GENERAL WARRANTY DEED
GIFT DEED/TITLE NOT EXAMINED

Excise Tax: \$.00 Recording Time, Book and Page
Tax Map No Part of 577-3-17 Parcel Identifier No.

Mail after recording to: **Lori A. Renn, Attorney at Law, 409 Young Street, Oxford, NC 27565**
This instrument was prepared by: **Lori A. Renn, Attorney at Law**
Brief description for the Index: **Lot 2, Plat Book X, Page 963**

THIS DEED made this 29th day of August, 2010 by and between

GRANTOR
Raymond Evans, Jr. and wife, Barbara J. Evans
819 Carey Chapel Road
Henderson, NC 27537

GRANTEE
Diane B. Brown
236 Prospect Street
Englewood, NJ 07631
and
Carolyn B. Davis
97 W. Hamilton Avenue
Englewood, NJ 07631

As Joint Tenants with Right of Survivorship

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 the City of _____, **Middleburg** Township, **Vance** County, North Carolina and more particularly described as follows:

Being all of Lot 2 containing 0.144 acre as shown on map entitled "Recombination Survey for Diane B. Brown & Carolyn B. Davis and Raymond Evans, Jr." prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., on July 7, 2010, and recorded in Plat Book "X", Page 963, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 904, Page 202, Vance County Registry.

A map showing the above described property is recorded in Plat Book X, Page 963, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Easements and restrictions of record, if any.

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 officer(s), the day and year first above written.

(ENTITY NAME)

By: _____
Title: Manager

Raymond Evans, Jr. (SEAL)
Raymond Evans, Jr.
Barbara J. Evans (SEAL)
Barbara J. Evans

STATE OF N.C.
COUNTY Vance

I, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Raymond Evans, Jr. and wife, Barbara J. Evans, Grantor(s). Witness my hand and official stamp or seal, this 29 day of August, 2010.

Mary H. Davis
Notary Public

My Commission Expires: 9-30-2012

