

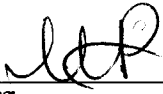
FILED Mar 03, 2015 02:33 pm
BOOK 01290
PAGE 1122 THRU 1125
INSTRUMENT # 00769
RECORDING \$26.00
EXCISE TAX (None)

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

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: 332C-1-8

This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.



Date: 3/3/15

Vance County Tax Office

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. 0332C-01008

Mail after recording to: 109 W. Montgomery Street, Henderson, NC 27536

This instrument was prepared by

JONATHAN S. CARE, Attorney At Law, P.A., A licensed
North Carolina attorney, (ji)
TITLE NOT EXAMINED BY DRAFTSMAN

Brief description for the Index

Lot #205 Pollyanna Road, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of February 2015 by and between

GRANTOR

KEVIN LEE WATERS and wife MARY WATERS and CLIFTON OWEN WATERS and wife AMANDA D. WATERS

**356 Pollyanna Road
Henderson, NC 27537**

GRANTEE

WILLIAM LEE WATERS and wife SUDIE G. WATERS

**408 Pollyanna Road
Henderson, NC 27537**

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. corporation or partnership

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, Townsville Township, Vance County, North Carolina and more particularly described as follows:

Being Lot #205, containing 1.03 acres, as shown on plat dated January 17, 1987, and revised April 2, 1987, by Cawthorne and Associates, Registered Land Surveyors, P.A. Said plat being recorded in Book "U", Page 748, Vance County Registry.

Also conveyed with the above-described property is a permanent and non-exclusive easement and right of way along all of the roads shown on the above mentioned plat and any other roads, which are owned by the grantors herein, over which travel is necessary for access to the herein described lot.

Also conveyed herewith is an easement exclusive for Lot #205 for access to the U.S.A. Kerr Reservoir Tract #L-1114, which is described as follows: Beginning at an existing iron pipe located in the centerline of a 60 foot private road and being the Southwestern most corner of Lot #215 as shown on the above referenced plat, run thence along the centerline of said 60 foot private road North 37° 33' 24" West 26.30 feet to an existing iron spike, run thence North 50° 57' 49" East 164.09 feet to a new iron pipe, run thence along Kerr Reservoir line South 38° 54' 18" East 26.29 feet to an existing iron pipe; run thence South 50° 57' 49" West 164.71 feet to the point and place of the beginning.

*** Notice per NCGS §105-317.2: This property is not the primary residence of the Grantors.**

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 1229, Page 1135, Vance County Registry.

A map showing the above described property is recorded in Plat Book "U", Page 748, Vance County Registry.

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. **Road easements, rights-of-way, public utilities, easements and restrictions of public record.**

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.

Kevin Lee Waters (SEAL)
Kevin Lee Waters

Mary Waters (SEAL)
Mary Waters

State of North Carolina

County of Vance

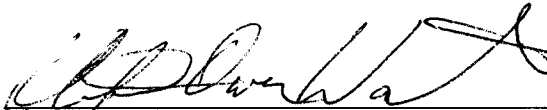
I, a Notary Public of said County and State aforesaid, certify that **Kevin Lee Waters and Mary Waters**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

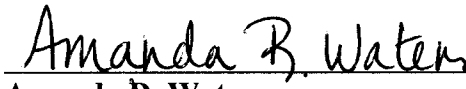
Witness my hand and official seal, this the 25 day of February 2015.

Robin D. Ransdell
Notary Public
Print Notary Name: *Robin D. Ransdell*
My commission Expires: *04-08-16*

ROBIN D. RANSDALL
NOTARY PUBLIC
(Notary Seal) My Commission Expires *04-08-16*
COUNTY, NORTH CAROLINA

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.

 (SEAL)
Clifton Owen Waters

 (SEAL)
Amanda B. Waters

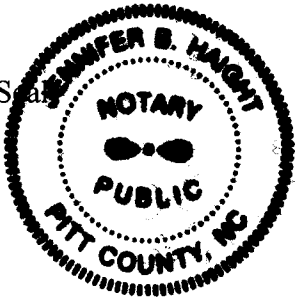
State of North Carolina

County of Vance

I, a Notary Public of said County and State aforesaid, certify that **Clifton Owen Waters and Amanda B. Waters**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of February 2015.

(Notary Seal)




Notary Public
Print Notary Name: Jennifer B. Haight
My commission Expires: August 10, 2018