

BK 1437 PG 0946

FILED	Sep 19, 2023	FILED ELECTRONICALLY
AT	01:34:00 PM	VANCE COUNTY NC
BOOK	01437	CASSANDRA D. NEAL
START PAGE	0946	END PAGE 0947
INSTRUMENT #	03351	
RECORDING	\$26.00	
EXCISE TAX	\$6.00	
JJS		

This instrument prepared by: Gold Law PA,
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.

Excise Tax \$6.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 0542C01001
Prepared by: GOLD LAW, P.A.
309 W Millbrook Road,
Suite #171
Raleigh, NC 27609
Return to: Grantee

Brief description for the Index

Lot 7A, Plat Book V, Page 294

Property address is known as: 0 Fawn Dr, Henderson, NC 27537

THIS DEED made this 8 day of September, 2023 by and between**GRANTOR****Rickie Kornegay, unmarried**

Mailing Address:
514 Americas Way, PMB 16501
Box Elder, SD 57719

GRANTEE**Olabisi Davis, married**

Mailing Address:
5780 Bavaria Pl
Fayetteville, NC 28314

Property Address:
0 Fawn Dr
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 **VANCE** County, North Carolina and more particularly described as follows:

BEING Lot 7A containing 1.00 acre according to survey and plat entitled "Property of F&F Development Corporation- Survey of Deer Trails Phase III" as prepared by Bobbitt Surveying, P.A. dated December 1, 1992, as appears in *Plat Book "V", Page 294, Vance County Registry*.

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



BK 1437 PG 0947

Property address is known as: 0 Fawn Dr, Henderson, NC 27537

THE PROPERTY WAS NOT 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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at Book 1263, Page 367, VANCE County Register of Deeds, North Carolina.

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

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Rickie Kornegay (SEAL)
Rickie KornegaySTATE OF IDAHO
COUNTY OF Bonneville

I, the undersigned, a notary public of the State and County aforesaid, do hereby certify that Rickie Kornegay, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 8th day of September, 2023.

[Official Seal]

Mary S. Fanara
NOTARY PUBLIC
My Commission expires: 6/22/2029

