

FILED May 11, 2018 11:06 am	
BOOK 01343	FILED
PAGE 0409 THRU 0415	VANCE
INSTRUMENT # 01723	COUNTY NC
RECORDING \$26.00	CAROLYN R. PECORA
EXCISE TAX \$178.00	REGISTER
	OF DEEDS CRP

This instrument is prepared by Michael E. Satterwhite, a licensed NC 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: \$178.00

Parcel Identifier No. 0616 01026 (Tract I) and 0616 01027 (Tract II) Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Michael E. Satterwhite P.O. Box 1820 Henderson, North Carolina 27536

This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: 175 Peebles Lane, Henderson, North Carolina 27537

THIS DEED made this 10th day of May 2018 by and between

GRANTOR	GRANTEE
PATRICIA JACKSON, Unmarried P.O. Box 1741 Henderson, NC 27536 WILLIAM RANDOLPH STEVENSON, Unmarried 128 Stagecoach Road Meherrin, VA 23954 HATTIE McLAIN and husband, WILLIAM SHAWN McLAIN 31 Acorn Way Waynesboro, VA 22908	STEPHEN MICHAEL DECK, Unmarried 175 Peebles Lane Henderson, NC 27537

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of _____, Middleburg Township, Vance County, North Carolina and more particularly described as follows:

TRACT #I:

BEGINNING at an existing iron pin found in the northwest corner of that certain parcel of land delineated as Lot #1 in that certain survey and plat prepared by Harry M. Williams, III, Registered Land Surveyor, dated June 11, 1996, and recorded in the Vance County Registry in Plat Book "V" Page 540; run thence from said point of beginning along the property line of Jeffrey S. Powell (See Deed Book 774 Page 121) North 03 degrees 17' 23" East 193.04 feet to an iron pin; run thence along Lot #3 of a plat hereinafter mentioned South 82 degrees 40' 01" East 252.99 feet to a point in the center of a 30-foot private easement, and passing an iron pin 15.05 feet from the terminus of this call; run thence along the center of said 30-foot private easement South 03 degrees 17' 23" West 173 feet to the northeast corner of Lot #1 as delineated in Plat Book "V" Page 540; run thence along the said Lot #1 North 86 degrees 42' 37" West 252.19 feet to the point and place of beginning and passing an existing iron pin 15 feet from the commencement of this call; containing 1.06 acres and being delineated Lot #2 according to that survey and plat prepared by Luther E. Stegall, RLS, dated March 1, 1997, entitled "Owner: Sonny A. Peoples and Harold L. Harris"; for reference, source and chain of title see that certain deed recorded in the Vance County Registry, in Book 746 Page 605; and also see that certain plat recorded in the Vance County Registry in Plat Book "E" Page 16. (the "Property")

TRACT #II:

BEING that certain parcel of land situated off of SR #1001 containing 0.94 acre and delineated Lot #3 on that certain survey and plat prepared by Luther E. Stegall, Registered Land Surveyor, dated October 23, 1997, entitled "Sonny A. Peoples and Harold L. Harris"; said plat having been recorded in the office of the Register of Deeds of Vance County, North Carolina, in Plat Book "V" Page 707 (the "Plat"); reference is hereby made to said survey and plat for a more particular description of said property by metes, bounds, courses and distances; for reference, source and chain of title see that certain deed recorded in Vance County Registry in Book 746 Page 605. (the "Property")

ALSO CONVEYED HERewith to the Grantee, his heirs, successors and assigns, is a perpetual, non-exclusive easement appurtenant (including the right to run utilities) from the Property over and across Peebles Lane (a 30-foot right of way) to and from State Road 1001 as shown on the Plat. [18-MS-110T/K]

Patricia Jackson, Administratrix of the Estate of William Stevenson, joins in the execution hereof pursuant to North Carolina General Statute 28A-17-12(a)(2), and does covenant with the Grantee that she is the fully qualified and acting Administratrix of the Estate of William Stevenson and that in her capacity as such she has not placed nor caused to be placed any lien upon the lands herein described and conveyed, and that the first publication of the notice to creditors of the Estate of William Stevenson occurred prior to her execution of this deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 879 page 156

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book "V" page 707.

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:

- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "V" Page 707, Vance County Registry.
- c. Vance County ad valorem taxes for 2018 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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

Patricia Jackson (SEAL)
PATRICIA JACKSON

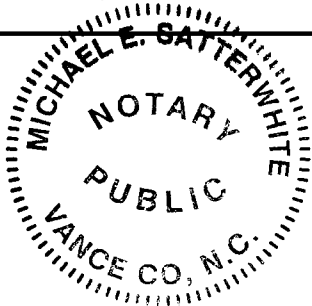
Patricia Jackson (SEAL)
PATRICIA JACKSON, Administratrix of the Estate of
William Stevenson

State of **North Carolina** - County or City of **Vance**

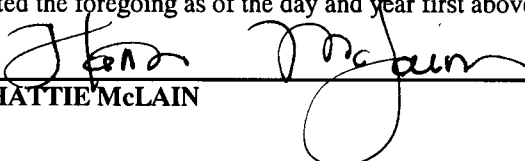
I, the undersigned Notary Public of the County or City of **Vance** and State aforesaid, certify that **PATRICIA JACKSON, Individually, and Patricia Jackson, Administratrix of the Estate of William Stevenson**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this **10th** day of **May 2018**.

My Commission Expires: **3/25/2018**
(Affix Seal)

Michael E. Satterwhite
MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name



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

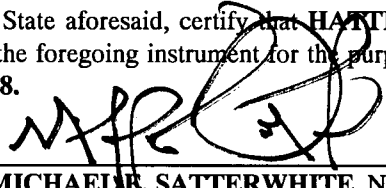

HATTIE McLAIN

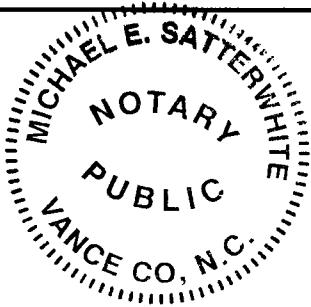
(SEAL)

State of **North Carolina** - County or City of **Vance**

I, the undersigned Notary Public of the County or City of **Vance** and State aforesaid, certify that **HATTIE McLAIN** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this **11th** day of **May 2018**.

My Commission Expires: **3/25/2023**
(Affix Seal)


MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name



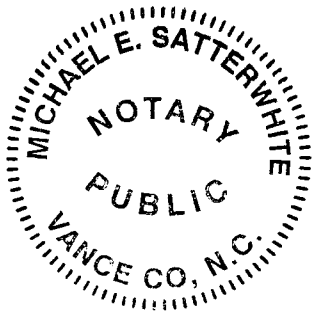
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

William Randolph Stevenson (SEAL)
WILLIAM RANDOLPH STEVENSON

State of **North Carolina** - County or City of **Vance**
I, the undersigned Notary Public of the County or City of **Vance** and State aforesaid, certify that **WILLIAM RANDOLPH STEVENSON** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this **11th** day of **May** **2018**.

My Commission Expires: **3/25/2023**
(Affix Seal)

M. E. Satterwhite
MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name



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

William Shawn McLain (SEAL)
WILLIAM SHAWN McLAIN

Virginia
State of ~~North Carolina~~ - County or City of Waynesboro
I, the undersigned Notary Public of the County or City of Waynesboro and State aforesaid, certify that
WILLIAM SHAWN McLAIN personally appeared before me this day and acknowledged the due execution of the foregoing
instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of **May 2018**.

My Commission Expires: 3/31/2021
(Affix Seal)

Shona Lamb
Shona Lamb, Notary Public
Notary's Printed or Typed Name

