

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:

Parcel ID Number: 0017 03003
This is not a certification that this Vance County Tax Department Parcel ID Number matches this Deed description.

Matt J. Morrow Date: 6-4-18
Vance County Tax Office

FILED Jun 04, 2018 03:53 pm
BOOK 01344
PAGE 0631 THRU 0632
INSTRUMENT # 02073
RECORDING \$26.00
EXCISE TAX \$80.00

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 80.00 Recording Time, Book and Page
Tax Map No: 17-3-3 Parcel Identifier No.

Mail after recording to: Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, N.C. 27536
This instrument was prepared by: Lori A. Renn, a N.C. licensed attorney
Brief Description for the Index: 1421 Deer Crossing Court

THIS DEED made this 4th day of June, 2018 by and between

GRANTOR

David Perry Foster and wife,
Hazel Edwards Foster
243 Yowland Road
Henderson, N. C. 27536

GRANTEE

ABR Homes, LLC
1911 Newton Dairy Road
Henderson, N. C. 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 the City of Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

BEGIN at an iron stake on the East side of East Deer Court Crossing 200 feet from West edge of Dabney Road, Virginia L. Harris corner; run thence along Deer Court Crossing South 48° West 50 feet to Pegram's present or former corner; run along his line South 43 ¾° East 148 feet; thence North 48° East 50 feet to Virginia L. Harris corner; thence along her line North 43 ¾ West 148 feet to the beginning. Being Lot #3 Tract 1 of the S. R. Harris Subdivision in Book D, Page 115. For further reference and chain of title, see deed in Book 264 Page 35 Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 415, Page 16, Vance County Registry.

A map showing the above described property is recorded in Plat Book "D", Page 115, Vance County Registry.

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. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "D", Page 115, Vance County Registry.

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.

David Perry Foster

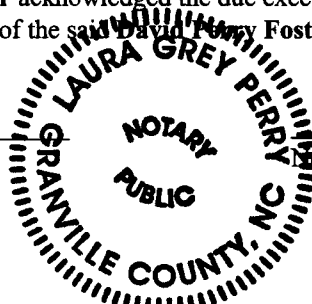
BY: Hazel Edwards Foster (SEAL)
Hazel Edwards Foster, Agent

Hazel Edwards Foster (SEAL)
Hazel Edwards Foster

**STATE OF NORTH CAROLINA
COUNTY OF VANCE**

I, a notary public, do hereby certify that **Hazel Edwards Foster**, agent for **David Perry Foster**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **David Perry Foster**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Vance County Register of Deeds on the 1st day of May, 2018 in deed book 1342, page 1148, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said **Hazel Edwards Foster** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **David Perry Foster**. Witness my hand and official seal, this 4th day of June, 2018.

My Commission Expires: 5/22/23

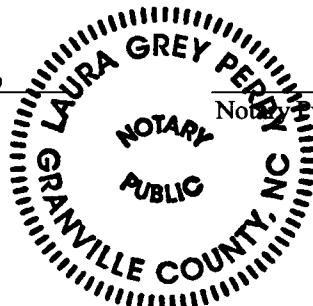


Laura Grey Perry
Notary Public

**STATE OF NORTH CAROLINA
COUNTY OF VANCE**

I, a Notary Public, do hereby certify that **Hazel Edwards Foster** personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 4th day of June, 2018.

My Commission Expires: 5/22/23



Laura Grey Perry
Notary Public