

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: 16-3-11  
This is not a certification that this Vance County Tax Department Parcel ID Number matches this Deed description.

[Signature] Date: 4/28/19  
Vance County Tax Office

FILED Jun 28, 2019 12:17 pm  
BOOK 01360  
PAGE 1030 THRU 1031  
INSTRUMENT # 02272  
RECORDING \$26.00  
EXCISE TAX \$320.00

FILED  
VANCE  
COUNTY NC  
CASSANDRA D. NEAL  
REGISTER  
OF DEEDS  
KHC

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 320.00

Recording Time, Book and Page

Tax Map No. 0016-03-011

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: 321 Willowood Drive

THIS DEED made this 25 day of June, 2019 by and between

### GRANTOR

Montia D. Scott a/k/a Montie D. Scott  
and wife, Xochitl M. Scott  
3332 Meadow Creek Road  
Galax, VA 24333

### GRANTEE

Ryan R. Reynolds and wife,  
Amy S. Reynolds  
321 Willowood Drive  
Henderson, N. C. 27536

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:

A certain lot or parcel of land situate on the west side of Willowood Drive, Henderson Township, Vance County, North Carolina, and more particularly described as follows: Begin at an iron stake on the west side of Willowood Drive, J.T. Barkers S.E. corner; run thence along Willowood Drive S. 22 deg. 15 min. E. 78.8 ft. to iron stake, S. 19 deg. 15 min. E. 71.2 ft. to iron stake on said Willowood Drive; thence N. 81 deg. 45 min. W. 246.5 ft. to iron stake; thence N. 0 deg. 30 min. W. 70 ft. to iron stake; thence N. 80 deg. E. 193.4 ft. to iron stake on Willowood Drive, the place of beginning, being parts of Lots 93, 94, 95 (as shown on Plat in Book H, page 16), and a small part of the J. T. Barker lot. Reference is hereby made to revised plat of Forest Hills Subdivision of Hoover, Stabler et al lands, made by S. E. Jennette, Engineer June 18, 1954. For further reference, see Book 311, page 126, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1286, Page 1112, Vance County Registry.

A map showing the above described property is recorded in Plat Book "H", Page 16, 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 "H", Page 16, 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.

\_\_\_\_\_  
(ENTITY NAME)

Montia D. Scott (SEAL)  
Montia D. Scott

By: \_\_\_\_\_

Title: \_\_\_\_\_

Xochitl M. Scott (SEAL)  
Xochitl M. Scott

STATE OF Virginia

COUNTY OF Carroll

I, Beckie Roberts, a notary public, certify that Montia D. Scott and Xochitl M. Scott 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 25th day of June, 2019.

My Commission Expires: 3/31/2022

Beckie S. Roberts  
Notary Public

