

FILED Dec 13, 2013 10:49 am
BOOK 01272
PAGE 0844 THRU 0845
INSTRUMENT # 05447
RECORDING \$26.00
EXCISE TAX \$160.00

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

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: 597-306 & 597-306B

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

Clare R. Miller

Date: 12/13/13

Vance County Tax Office

Excise Tax \$160.00

Recording Time, Book and Page

Tax Lot No. 0597-03006 & 0597-03006B

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)**

Brief description for the Index

1031 Jackson Royster Road, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13 day of December 2013 by and between

GRANTOR

**DANIEL K. HARRIS and wife,
TERESA H. HARRIS**

**PO Box 333
Henderson, NC 27537**

GRANTEE

**ROBERT KEITH BAWCUM and
wife, SHARON A. BAWCUM**

**1056 Cedar Cove Road
Henderson, NC 27537**

Enter in appropriate block for each party: name, 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 or parcel of land situated in, **Middleburg** Township, **Vance** County, North Carolina and more particularly described as follows:

Parcel #: 0597-03006

Begin at an iron pin on the Northern side of State Road 1400 and 30 feet from the center thereof, corner for Lots 4 and 5, said point being further located North 87° 17' 35" West 276 feet, more or less, from the intersection of the Northern edge of State Road 1400 and the Western edge of State Road 1369; run thence along the line for Lots 4 and 5 North 02° 42' 35" East 200.8 feet to an iron pin, corner for Lots 4 and 5 in I. J. Jackson's line; run thence along I. J. Jackson's line South 87° 17' 35" East 100 feet to an iron pin, rear corner for Lots 5 and 6 in I. J. Jackson's line; run thence along

the line for Lots 5 and 6 South 02° 42' 35" West 200 feet to an iron pin on the Northern edge of State Road 1400 and 30 feet from the center thereof; run thence along the Northern edge of State Road 1400 and 30 feet from the center thereof North 87° 17' 35" West 100 feet to the place of beginning. The same being Lot 5 as shown on survey prepared by W. J. Watson, Engineer, on July 19, 1958.

Parcel #: 0597-03006B

Begin at an iron pin on the North side of the right of way for State Road 1400, said iron pin being the corner of lots 3 & 4; run thence North 02° 27' 25" East 200.5 feet along the dividing lines of lots 3 & 4 to an iron pin; run thence South 87° 17' 35" East 100.9 ft to an iron pin, the corner of lots 4 & 5; run thence along the dividing line of lots 4 & 5 South 02° 42' 35" West 200.8 feet to an iron pin on the edge of the right of way of State Road 1400; run thence along the right of way of State Road 1400 North 87° 17' 25" West 100 feet to an iron pin, the place of the beginning; the same being designated as Lot #4 of Jackson Oaks Subdivision, Middleburg Township, as shown on plat made by W. J. Watson, Engineer, dated July 19, 1968.

*** 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 502, Page 117, and Book 596, Page 672, 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:

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.

 (SEAL)
Daniel K. Harris

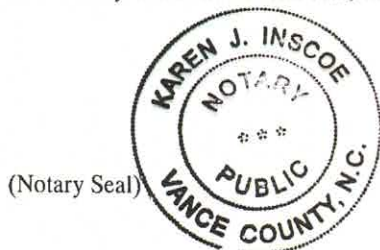
 (SEAL)
Teresa H. Harris

State of North Carolina

County of Vance

I, a Notary Public of said County and State aforesaid, certify that **Daniel K. Harris** and **Teresa H. Harris**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 13 day of December 2013.




Notary Public
Print Notary Name: Karen J. Inscow
My commission Expires: 07/26/2014