

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:	\$180.00
Parcel ID:	0527 02003
Mail/Box to:	Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536
Prepared by:	STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC - Michael E. Satterwhite
Brief description for the Index:	3899 Warrenton Road, Henderson, Vance County, North Carolina 27537

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of April 2025 by and between:

GRANTOR	GRANTEE
DENNIS E. ABBOTT and wife, CYNTHIA S. ABBOTT 205 Crest Road Henderson, NC 2753 DURWARD T. ABBOTT, Unmarried 1105 Windward Passage Knightsdale, NC 27545	JIMMY D. OWEN, Married 4118 Twin Creeks Drive Oxford, NC 27565

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Sandy Creek Township, Vance County, North Carolina and more particularly described as follows (the "Property"):

BEGIN at a stake in branch in the center of old Warrenton to Henderson Road known as Wire road, in Vernon Breedlove's line. thence along the center of said road and Breedlove line North 85-45 West 584 feet to a stake, thence along newly made lines for D.L. Abbott South 2-30 West 138 feet to the center of Warrenton to Henderson new road, thence along the center of said road South 89-15 East 586 feet, thence North 2-00 East 98 feet to the beginning containing one and one-half acres. According to survey made by W. Sturgess Collins, R.L.S., November 30, 1960. [25-MS-139T/K]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1360 page 437 [NOTE: Life Tenant, Dorothy Seiple, died August 17, 2023 in Vance County, North Carolina, and Life Tenant, Eugene Seiple, died September 14, 2021 in Vance County, North Carolina]

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book ____ Page ____

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall 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. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- c. Vance County ad valorem taxes for 2025 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.

Dennis E. Abbott (SEAL)
DENNIS E. ABBOTT

Cynthia S. Abbott (SEAL)
CYNTHIA S. ABBOTT

Durward T. Abbott (SEAL)
DURWARD T. ABBOTT

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 **DENNIS E. ABBOTT** and wife, **CYNTHIA S. ABBOTT**, and **DURWARD T. ABBOTT**, 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 **22nd** day of **April 2025**.

[Signature]

My Commission Expires: **3/25/2028**
(Affix Seal)

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

