

BK 01398 PG 0361

FILED Jul 28, 2021 10:29 am
BOOK 01398
PAGE 0361 THRU 0362
INSTRUMENT # 03135
RECORDING \$26.00
EXCISE TAX (None)

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

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: 0056 04007

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

Matthew J. Nalley Date: 7-28-2021
Vance County Tax Office

Excise Tax \$0.00 Recording Time, Book and Page

Tax Lot No. 0056 04007

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)
TITLE NOT EXAMINED BY DRAFTSMAN

Brief description for the Index 157 Thorpe Street, Henderson, NC 27536

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of July 2021 by and between

GRANTOR

GRANTEE

ANTHONY C. ABBOTT, Single

ABR HOMES, LLC, A NC Limited Liability Company

1320 Heritage Heights Lane
Wake Forest, NC 27587

1320 Heritage Heights Lane
Wake Forest, NC 27587

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. 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, **Henderson Township, Vance County, North Carolina** and more particularly described as follows:

BEING Lot 20 as shown on that plat entitled “Westdale” prepared by Hamme and Sullins, Civil and Sanitary Engineers, dated December 13, 1972, as revised December 27, 1972, and recorded in Plat Book “T”, Page 187, Vance County Registry, reference to which plat is made for more definite description by metes and bounds.

*** 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 **1377**, Page **550**, Vance County Registry.

A map showing the above described property is recorded in Plat Book **“T”**, Page **187**, Vance County Registry.

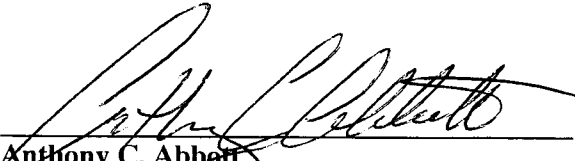
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- a. **Existing restrictions, covenants, easements, rights of way for roadways and public utilities of record.**
- b. **City of Henderson and Vance County Ad Valorem Taxes for 2021 et seq. years.**
- c. **City of Henderson Zoning**
- d. **Building setbacks, rights of way and all other matters as appear on Plat Book “T”, Page 187, Vance County Registry.**

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.



Anthony C. Abbott (SEAL)

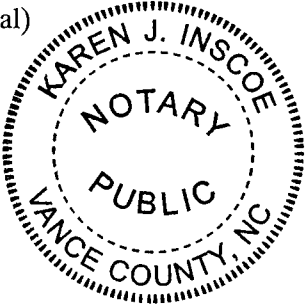
State of North Carolina

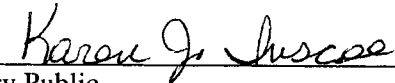
County of Vance

I, a Notary Public of said County and State aforesaid, certify that **Anthony C. Abbott**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of July 2021.

(Notary Seal)





Notary Public
Print Notary Name: Karen J. Inscoe
My commission Expires: 07/26/2024