

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: 0539A01019

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

L. Vance Kittrell
Vance County Tax Office

Date: 9/15/21

FILED Sep 15, 2021 02:22 pm
BOOK 01401
PAGE 0718 THRU 0719
INSTRUMENT # 03942
RECORDING \$26.00
EXCISE TAX \$24.00

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 24.00

Recording Time, Book and Page

Tax Map No. 0539A-01-019

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: **Lot 19 Aycock Village**

THIS DEED made this 15th day of **September, 2021** by and between

GRANTOR

Shavic Properties, LLC
216 S. Main Street
Louisburg, N. C. 27549

GRANTEE

Celso Javier Argueta Acosta and wife,
Blanca Alicia Montiel-Valle
352 Buhrstone Mill Street
Zebulon, N. C. 27597

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 _____, **Sandy Creek Township, Vance County, North Carolina** and more particularly described as follows:

Lot 19 containing 2.21 acres according to survey and plat entitled "Property of Oxford Sporting Goods, Inc. – Survey of "Aycock Village" prepared by Bobbitt Surveying, PA, dated June 15, 1998, and last revised November 16, 1998 (the "Plat"), as appears in Plat Book "W", Page 20 in the office of the Register of Deeds of Vance County (the "Property").

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1395, Page 104, Vance County Registry.

A map showing the above described property is recorded in Plat Book "W", Page 20, 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.

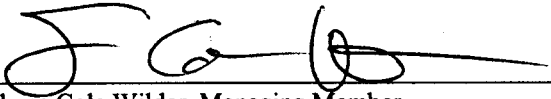
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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. Restrictive Covenants as appears in Book 839, Page 455, Vance County Registry [NOTE: See Verification of Status of Aycock Village Roads Maintenance and Quitclaim as appears in Book 1146, Page 293, Vance County Registry],
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "W", Page 20, Vance County Registry.
- d. Terms and provisions of all applicable zoning, land use and planning ordinances, statues and regulations.

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.

Shavic Properties, LLC _____ (SEAL)

By:  _____ (SEAL)
Shane Cole Wilder, Managing Member

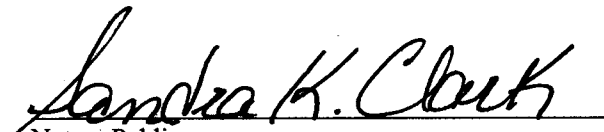
STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, a Notary Public, do certify that **Shane Cole Wilder** personally appeared before me and acknowledged that he is the **Managing Member** of **Shavic Properties, LLC**, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by him as its Managing Member.

This the 15th day of September, 2021.

My Commission Expires: 05/24/2023


Notary Public

