

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 411B-1-6

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



Vance County Tax Office

Date 2-8-17

FILED May 08, 2017 02:23 pm

BOOK 01326

PAGE 0221 THRU 0222

INSTRUMENT # 01805

RECORDING \$26.00

EXCISE TAX \$420.00

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$420.00

Recording Time, Book and Page

Tax Map No. 411B-1-6

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: 32 Valley Way

THIS DEED made this 8th day of May, 2017 by and between

GRANTOR

Richard W. Branch and wife,
Karen W. Branch
32 Valley Way
Henderson, N.C. 27537

GRANTEE

Charles O. Pulley and wife,
Rose R. Pulley
32 Valley Way
Henderson, N.C. 27537

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 _____, Dabney Township, Vance County, North Carolina and more particularly described as follows:

Lot 6 (containing 1.272 acres) located on West Hills Drive as shown on plat of survey of property of the Waddill Heirs, West Hills IV Subdivision as recorded in Plat Book V, Page 46, prepared by John L. Hamme, Civil Engineer and Land Surveyor, on December 5, 1991.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1048, Page 862, Vance County Registry.

A map showing the above described property is recorded in Plat Book "V", Page 46, 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 "V", Page 46, Vance County Registry.

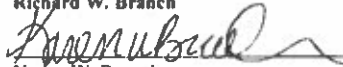
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

By: _____

Title: _____


Richard W. Branch (SEAL)

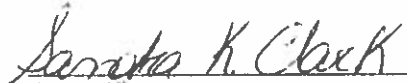

Karen W. Branch (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, a notary public, certify that Richard W. Branch and Karen W. Branch 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 8th day of May, 2017.

My Commission Expires: 9/22/20


Sandra K. Clark
Notary Public

