

FILED	Aug 18, 2025	FILED ELECTRONICALLY
AT	08:49:00 AM	VANCE COUNTY NC
BOOK	01465	CASSANDRA D. NEAL
START PAGE	0553	END PAGE 0554
INSTRUMENT #	02778	
RECORDING	\$26.00	
EXCISE TAX	\$0.00	
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: 0543 03009
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description

BA Date: 08/15/2025

Vance County Tax Office

DEED

Stamps: \$ 0.00
NORTH CAROLINA
VANCE COUNTY
PARCEL No. 0543 03009

) This deed prepared by Mitchell G. Styers, Banzet, Thompson, Styers, & May, PLLC
) a licensed North Carolina attorney, P.O. Box 535, Warrenton, NC, 27589
) Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
) upon disbursement of closing proceeds.
) ***TITLE NOT EXAMINED BY DRAFTSMAN***

THIS DEED, made this 29th day of July , 2025, by Ashley Pelletier, unmarried, party of the first part; to Nicole Pelletier Lynch, of PO Box 68, Lookout, West Virginia 25868, party of the second part,

WITNESSETH:

THAT, for and in consideration of the sum of ONE DOLLAR (\$1.00) and the mutual exchange of land, and other valuable considerations paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part has bargained, granted, sold and conveyed and by these presents does hereby bargain, grant, sell and convey to and unto the party of the second part, all of her right, title and interest being a one-half undivided interest in and to the following described lands in Sandy Creek Township, Vance County, North Carolina:

That certain lot or parcel of land containing 2.168 acres according to survey and plat entitled, "Survey for John Pelletier and Pam Pelletier; Owner – Ashley B. Roberts" as prepared by Charles E. Thompson, Jr., PLS, dated June 15, 2011, as appears in Plat Book Y, Page 68, in the office of the Register of Deeds of Vance County, North Carolina. This is the identical property conveyed by Ashley B. Roberts and wife, Mildred S. Roberts to John C. Pelletier and wife, Pamala B. Pelletier by deed dated June 16, 2011, recorded in said Registry in Book 1231, Page 1186.

John Charles Pelletier became sole seized on this parcel upon the death of Pamala B. Pelletier who died testate August 19, 2022, see Warren County Estate File No. 22-E-164. John Charles Pelletier who died intestate September 2, 2024, see Warren County Estate File No. 24-E-001203-920, with Ashley Pelletier and Nicole Lynch as his heirs at law.

This conveyance is made subject to the usual highway and utility easements of right of way.

Submitted electronically by "Banzet, Thompson, Styers & May, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Vance County Register of Deeds.

BK 1465 PG 0554

The property conveyed herein _____ is / X is not the primary resident of the first part.

TO HAVE AND TO HOLD the above-described land, together with all privileges and appurtenances thereto belonging, to and unto the party of the second part, in fee simple forever.

And the party of the first part does covenant with the party of the second part, that she is seized in a one-half undivided interest in said land in fee and has a good and lawful right to convey the same in fee simple, that the same is free and clear of all encumbrances, except any that may be specified herein, and that it does hereby warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto subscribed her name and affixed her seal on the day and year first above written.

Ashley Pelletier (SEAL)
Ashley Pelletier

STATE OF NORTH CAROLINA

COUNTY OF Warren

I, Angela Whitney, a Notary Public of said County and State, do hereby certify that Ashley Pelletier, this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal, this the 29th day of July, 2025.

Angela Whitney
NOTARY PUBLIC

My commission expires: 3/11/2030

