

BK 01406 PG 0326

FILED Nov 16, 2021 12:12 pm
BOOK 01406
PAGE 0326 THRU 0329
INSTRUMENT # 05030
RECORDING \$26.00
EXCISE TAX \$360.00

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

Prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney; P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Vance County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of the Grantor.

Tax Parcel No. 0425 01028
Stamps: \$360.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF VANCE

THIS DEED, made and entered into this the 15th day of November, 2021, by and between **JOHN C. SMITH** and wife, **MARY T. SMITH**, designated as Grantors herein, and **KIMBERLY P. HOLTZMANN**, whose address is 6581 Hwy 158 Business, Henderson, NC 27537, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, his successors and assigns, that certain tract or parcel of land,

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Hicks & Koinis, PLLC, 111 Gilliam Street, Oxford, NC 27565

lying and being situate in Watkins Township, Vance County, North Carolina and more particularly described as follows:

All those certain lots or parcels of land lying and being situate in Watkins Township, Vance County, North Carolina, and more particularly described as follows:

Tract 1:

Being all of Lot 1, containing 1.080 acres, as shown on plat and survey prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated November 16, 2006, of record in Plat Book "X", page 442, Vance County Registry, to which reference is made for a more particular description thereof.

There is hereby reserved for the use of others a perpetual, non-exclusive easement over and across that certain 25-foot proposed private right of way as shown on the plat herein above referenced to provide access from Lot 2, Plat Book "X", page 442, to and from U.S. Highway 158 Business.

This conveyance is made subject to Restrictive Covenants of record in Book 689, page 574, Vance County Registry.

For further reference, see Deed of record in Book 1317, Page 173, Vance County Registry.

LESS AND EXCEPT that certain 0.022 acre parcel designated as Parcel 1 on plat of record in Plat Book "Y", page 844 and described in deed of record in Book 1338, page 1006, Vance County Registry.

Tract 2:

Being all of Parcel 2 containing 0.022 acre as shown on plat entitled "Recombination Survey for Parcel 1 Thomas Leedberg and Gail Clark and Parcel 2 John C. Smith and Mary T. Smith" as prepared by Morton Surveying, PLLC, dated October 18, 2017 and recorded in Plat Book "Y", page 844, Vance County Registry, to which reference is made for a more particular description thereof.

For further reference, see Deed of record in Book 1338, Page 1002, Vance County Registry.

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Tract 3:

Being all of Lot 1 containing 0.500 acre according to survey and plat entitled "Recombination Survey for John C. Smith and Mary T. Smith and Crystal Ann Etheridge, Owner-Stephen & Patricia Clayton" as prepared by Cawthorne & Associates, RLS, PA, dated August 6, 2020 as appears in Plat Book "Z", page 258, in the office of the Register of Deeds of Vance County, to which reference is made for a more particular description thereof.

For further reference, see Deed of record in Book 1384, Page 832, Vance County Registry.

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, his successors and assigns, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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:

1. The lien of the local ad valorem property taxes for 2022 and subsequent years.
2. Such state of facts as disclosed on surveys of the subject property of record in Plat Book "X", Page 442; Plat Book "Y", Page 884 and Plat Book "Z", Page 258, Vance County Registry.
3. All ordinary and customary utility and highway easements and rights-of-way of record.
4. Zoning and building laws or ordinances for Vance County, NC.

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

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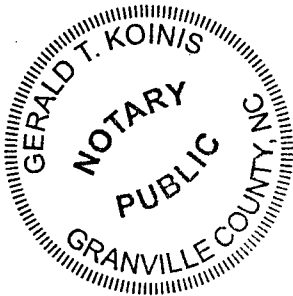
John C. Smith (SEAL)
JOHN C. SMITH

Mary T. Smith (SEAL)
MARY T. SMITH

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify **John C. Smith and wife, Mary T. Smith**, either () being personally known to me or (☒) by satisfactory evidence (said evidence being NOL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and notarial seal, this 15th day of November, 2021.

(Notary Seal)



Gerald T. Koinis
Notary Public

Gerald T. Koinis
Printed or Typed Name

My commission expires: 8-11-2024

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