

FILED	Aug 01, 2025	FILED ELECTRONICALLY
AT	02:15:00 PM	VANCE COUNTY NC
BOOK	01464	CASSANDRA D. NEAL
START PAGE	0986	END PAGE 0987
INSTRUMENT #	02601	
RECORDING	\$26.00	
EXCISE TAX	\$690.00	
KHC		

This instrument prepared by: Hilton Silvers & McClanahan PLLC,
a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to
the county Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$690.00

Parcel Identifier No.: 0215C01008

Mail after recording to: Purchasing Fund 2019-2, LLC, 1007 S Congress Ave., Bldg 9, Ste 410, Austin, TX 78704
This instrument was prepared by: Hilton Silvers & McClanahan PLLC, 7320 Six Forks Rd #100, Raleigh, NC 27615
Brief Description from the Index: LT8; The Links

THIS DEED made this 29th day of July, 2025, by and between

GRANTOR
Annie V. Young, an unmarried woman

GRANTEE
Purchasing Fund 2019-2, LLC, a Delaware Limited
Liability Company

Property Address:
412 Eagle Court
Henderson, NC 27536

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 City of Henderson, Vance County, North Carolina and more particularly described as follows:

BEING Lot 8 containing 15,882 square feet according to survey and plat entitled "Final Subdivision Plat for the Waddill Heirs — 'The Links'" as prepared by John Lee Hamme, Civil Engineer and Land Surveyor, dated March 12, 1999, as appears in Plat Book "V" Page 984 in the office of the Register of Deeds of Vance County. [04-MS-773]

The property herein described was acquired by Grantor by instrument recorded in Book 1073, Page 099.

A map showing the above-described property is recorded in Plat Book V, Page 984.

Submitted electronically by "Hilton Silvers & McClanahan PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Vance County Register of Deeds.

The property herein described ☒ is or ☐ is not 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Annie V. Young by Michael A Young her A.I.F.
Annie V. Young by Michael A. Young, her Attorney-In-Fact

State of North Carolina, County of Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that that Michael A. Young, attorney in fact for Annie V. Young, personally appeared before me this day, and being by me duly sworn says that (s)he executed the foregoing and annexed instrument for and on behalf of the said Annie V. Young and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, in the County of Vance State of North Carolina, on the 18th day of July, 2025, Book 1464, Page 127 and that this instrument was executed under and by the virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said Michael A. Young acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Annie V. Young.

Witness my hand and official seal this 29 day of July, 2025

GENA BRUMBLEY
Official Signature of Notary
Printed or typed name of Notary
Gena Brumbley
My Commission Expires: 11/13/2029

