

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: 0407A02001
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Eun M. Yhwe Date: 2-7-23
Vance County Tax Office

FILED Feb 07, 2023 11:45 am
BOOK 01428
PAGE 0057 THRU 0059
INSTRUMENT # 00426
RECORDING \$26.00
EXCISE TAX \$425.00

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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$425.00

Recording Time, Book and Page

Parcel/Pin Identifier Nos. 0407A02001/ Verified by _____ County on the ____ day of _____, 20__

By:

Mail after recording to: Grantee

This instrument was prepared by: Joseph R John Jr., a North Carolina licensed attorney

Brief Description for the Index: Lot 11, Spring Hill Estates No. 2,

THIS DEED made this 6 day of February, 2023, by and between

GRANTOR

Peggy Witcher, unmarried and Gladys Bethea and spouse, Lawrence E. Bethea, Sr.

6 Waterview Court
Durham, NC 27703

GRANTEE

William Wade Judd and spouse, Jill Suzanne Judd

75 Spring Hill Lane
Henderson, NC 27537

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and if appropriate, character of entity, e.g. corporation or partnership

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

BEING all of Lot #11 containing .856 acres according to survey and plat entitled "Plat of Spring Hill Estates No. 2" as prepared by John L. Hamme, Civil Engineer and Land Surveyor, dated April 7, 1988, as appears in Plat Book U, Page 707, Vance County Registry.

Also conveyed herein to the Grantees, their heirs, successors and assigns is a nonexclusive easement of ingress, egress and regress over and across the 60-foot private road shown on the above referenced plat as Spring Hill Drive as a means of access from the subject property to and from State Road 1392.

Parcel ID: 0407A02001

Property Address: 75 Spring Hill Lane, Henderson, NC 27537

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1087, Page 370.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Map Book U, Page 707.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Gladys Bethea (SEAL)
Gladys Bethea

Lawrence E. Bethea, Sr. (SEAL)
Lawrence E. Bethea, Sr.

State of North Carolina, Durham County

I, the undersigned Notary Public of the County and State aforesaid, certify that Gladys Bethea and Lawrence E. Bethea, Sr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

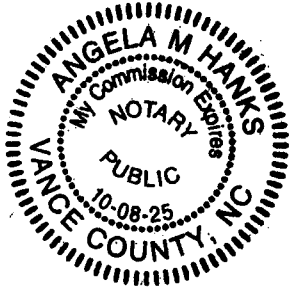
Witness my hand and official stamp or seal, this 31st day of January, 2023.

My Commission Expires: 10-08-2025

(Notary Seal)

Angela M. Hanks
Notary Public

Print Notary Name: Angela M. Hanks



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and its certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds

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 claim of all persons whomsoever, other than the following exceptions:

Any and all easements, restrictions and reservations of record and the lien of the current year's ad valorem taxes, which the Grantee(s) assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Peggy Witcher (SEAL)
Peggy Witcher

State of New York, Queens County

I, the undersigned Notary Public of the County and State aforesaid, certify that Peggy Witcher personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

Witness my hand and official stamp or seal, this 1st day of FEBRUARY, 2023.

My Commission Expires: 5/15/2026

(Notary Seal)

BRADLEY L. WALCOTT
Notary Public

Print Notary Name: BRADLEY L. WALCOTT

BRADLEY L. WALCOTT
Notary Public, State of New York
No. 01WA6146197
Qualified in Queens County
Commission Expires May 15, 2026

