

FILED Mar 10, 2025 FILED ELECTRONICALLY
AT 12:00:00 PM VANCE COUNTY NC
BOOK 01458 CASSANDRA D. NEAL
START PAGE 0455 END PAGE 0456
INSTRUMENT # 00769
RECORDING \$26.00
EXCISE TAX \$50.00
KHC

This instrument prepared by: Pinyan Law Office, PLLC d/b/a 24 Hour Cl,
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: \$50.00
PARCEL IDENTIFIER NO. 0091 02001

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2025
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX: Block B Lots 7-9 Yarboro Property

THIS DEED made this <u>5</u> day of March, 2025, by and between		Title Company: <i>Investors Title Insurance Company</i>	
GRANTOR		GRANTEE	
Ni Co LLC, a North Carolina Limited Liability Company		DM & G Property Group LLC	
Mailing Address 4535 Antique Ln Raleigh, NC 27616		Property Address: 636 Flint St. Henderson, NC 27536	
		Mailing Address 107 N Corncrib Ct Cary, NC 27513	

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Henderson, Vance County, North Carolina, and more particularly described as follows:

Beginning at the corner of Owen Street and Flint Hill Avenue, corner of Lot #9 in Block B of the Home Real Estate Company (O.Y. Yarboro) property and run thence along Owen Street South 6 degrees 20" West 87.1 feet to Frank Davis Heirs lot; thence along their line South 85 degrees 52' East 105.6 feet to corner of Lot #6; thence along line of Lot #6 and 7 North 6 degrees 20' East 88.2 feet to Flint Hill Avenue; thence along Flint Hill Avenue North 88 degrees 40' West 105.8 feet to the place of beginning being Lots Nos. 7, 8 and 9 in Block B of the former Yarboro property, see also Plat Book "A" at Page 54 for Plat.

Property Address: 636 Flint St Henderson NC 27536
Parcel ID: 0091 02001

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **1283** at Page **796**.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Ni Co LLC, a North Carolina Limited Liability Company

BY: [Signature]
Brandon J. Avila
Member/Manager

APP # 5268

STATE OF Puerto Rico

COUNTY OF San Juan

I certify that **Brandon J Avila**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein as **member/manager** of Ni Co LLC

Witness my hand and Notarial stamp or seal this 5th day of March, 2025

Notary Signature: [Signature]

Notary's Printed Name: Pedro E. Vazquez-Melendez

My Commission Expires: N/A (Permanent)

