

FILED Nov 17, 2020 02:00 pm
BOOK 01383
PAGE 1152 THRU 1154
INSTRUMENT # 04030
RECORDING \$26.00
EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
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: 0006 06003

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

Matthew J. Morrow Date: 11-17-2020
Vance County Tax Office

Excise Tax \$Exempt

Recording Time, Book and Page

Tax Parcel No.: 0006 06003

Mail after recording to: 109 W. Montgomery St. Henderson, NC 27536

This instrument was prepared by: JONATHAN S. CARE, Attorney At Law, P.A., A licensed
North Carolina attorney, (ji)
TITLE NOT EXAMINED BY DRAFTSMAN

Brief description for the Index

1324 Hargrove Street, Henderson, NC 27536

NORTH CAROLINA NON WARRANTY DEED

THIS DEED made this 3rd day of November, 2020 by and between

GRANTOR

GRANTEE

VANCE COUNTY, NORTH CAROLINA,
A Body Politic

WW PROPERTIES & RENTALS, LLC,
A NC Limited Liability Company

122 Young Street, Ste B
Henderson, NC 27536

715a South Garnett Street
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, all that certain lot or parcel of land situated in, Henderson Township, Vance County, North Carolina and more particularly described as follows:

Begin at a point arrived at in the following manner: From a PK nail marking the intersection of the centerline of Bane Avenue with the centerline (extended) of Hargrove Street, run thence N. 54 degrees 59' 3" E. 36.14 feet to a new iron pipe at the intersection of the easterly edge of the right of way of Bane Avenue with the northerly edge of the right of way of Hargrove Street, said pipe being the point of beginning.

From said point of beginning continue along the easterly edge of the right of way of Bane Avenue N. 18 degrees 40' 0" E. 121.60 feet to a new iron pipe, corner of lands of Joe Weaver, III as described in deed in Book 640, Page 146, Vance County Registry; thence S. 80 degrees 50' 52" E. 50.05 feet to a new iron pipe; thence S. 18 degrees 40' 00" W. 121.91 feet to a point on the northerly edge of Hargrove Street, southwesterly corner of the Eddie A. Grissom property as described in Deed in Book 531, Page 13, Vance Registry; thence with the northerly edge of the right of way of Hargrove Street N. 80 degrees 30' 00" W. 50.00 feet to the place of beginning, containing 6,010 square feet according to plat and survey of Cawthorne & Associates, Registered Land Surveyors, dated August 22, 1988, revised March 31, 1992, entitled "Survey for Robin D. Overby and Dawn B. Overby" from which the foregoing description was taken and to which reference is hereby made for other and further description and certainty of location.

* Notice per NCGS §105-317.2: This property is not the primary residence of the Grantor.

Notice of Sale was published in *The Daily Dispatch* on October 8, 2020 in accordance with NCGS 160A-269 and bid was accepted by the Vance County Board of Commissioners on November 2, 2020.

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 1314, Page 471, Vance County Registry.

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 conveys unto the Grantee all the rights, title and interest that the Grantor is seized of.

Title to the property hereinabove described is subject to the following exceptions:

- a. Existing restrictions, covenants, easements, rights of way for roadways and public utilities of record.
- b. City of Henderson and Vance County Ad Valorem Taxes for 2020 et seq. years.
- c. City of Henderson Zoning.

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

Vance County, North Carolina, a Body Politic

By

Gordon Wilder, Chairman

