

FILED Apr 25, 2023 FILED ELECTRONICALLY
 AT 01:54:00 PM VANCE COUNTY NC
 BOOK 01431 CASSANDRA D. NEAL
 START PAGE 0312 END PAGE 0314
 INSTRUMENT # 01455
 RECORDING \$26.00
 EXCISE TAX \$214.00
 JJS

NORTH CAROLINA GENERAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$214.00 Parcel Identifier No. 0013 04014 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Warren Shackleford & Thomas, PLLC

This Instrument was prepared by a licensed North Carolina Attorney : James S. Warren, 343 S. White Street, Wake Forest, NC, 27587

Brief description for the Index: Lots 288-291 Oakdale Development

THIS DEED made this April 18, 2023, by and between

GRANTOR

GRANTEE

Charles M. Allen, Jr., an unmarried man and
 Morgan B. Allen and husband, Justin R. Wilkerson

North Carolina Real Estate Buyers, LLC

715 S 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 in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Henderson, Vance County, North Carolina and more particularly described as follows:

BEING all of Lots 288-291 Oakdale Development as shown on plat recorded in Map Book K, Page 7, Vance County Registry.

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

A map showing the above described property is recorded in Map Book K, Page 7, Vance County Registry.

BK 1431 PG 0313

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, other than the following exceptions:

- 1. Subject to current year ad valorem taxes.
- 2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.
- 3. Subject to Restrictive Covenants recorded in Book 264, Page 615 as amended by Book 303, Page 81, Vance County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

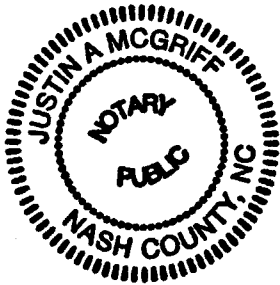
Charles M. Allen, Jr.
Charles M. Allen, Jr.

STATE OF NORTH CAROLINA - COUNTY OF Wake

I, Justin A. McGriff, a Notary Public, do hereby certify that Charles M. Allen, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of April, 2023.

[Signature]
Notary Public
My Commission Expires: 10/18/2027



BK 1431 PG 0314

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, other than the following exceptions:

- 1. Subject to current year ad valorem taxes.
- 2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.
- 3. Subject to Restrictive Covenants recorded in Book 264, Page 615 as amended by Book 303, Page 81, Vance County Registry.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

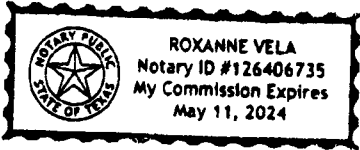
Charles M. Allen, Jr.
Morgan B. Allen
Morgan B. Allen
Justin R. Wilkerson
Justin R. Wilkerson

STATE OF TEXAS - COUNTY OF Harris

I, Roxanne Vela, a Notary Public, do hereby certify that Morgan B. Allen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of April, 2023.

[Signature]
Notary Public
My Commission Expires: May 11, 2024



STATE OF TEXAS - COUNTY OF Harris

I, Roxanne Vela, a Notary Public, do hereby certify that Justin R. Wilkerson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of April, 2023.

[Signature]
Notary Public
My Commission Expires: May 11, 2024

