

FILED FOR RECORD  
VANCE COUNTY, N.C.  
CAROLYN R. PECORA  
REGISTER OF DEEDS  
RECORDED Feb 24, 2012  
AT 12:21 pm  
BOOK 01241  
START PAGE 0539  
END PAGE 0540  
INSTRUMENT # 00778  
EXCISE TAX \$16.00

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: 374310  
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description

Claire R. Fuller Date: 2-24-12  
Vance County Tax Office

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$16.00

Parcel Identifier No. Tax Map 374 Block 3 Lot 10 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Michael E. Satterwhite, P.O. Box 1820, Henderson, North Carolina 27536

This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: Hicksboro Road, Henderson, North Carolina 27537

THIS DEED made this 22<sup>nd</sup> day of February 2012 by and between

| GRANTOR                          | GRANTEE                                                           |
|----------------------------------|-------------------------------------------------------------------|
| BRANCH BANKING AND TRUST COMPANY | STACY L. WOODHOUSE<br>1143 Monaco Drive<br>Mt. Pleasant, SC 29464 |

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 \_\_\_\_\_, Williamsboro Township, Vance County, North Carolina and more particularly described as follows:

PARCEL 1:

Tract 1B containing 0.433 acre and Tract 2 containing 5.831 acres according to survey and plat entitled “Recombination Survey of Property Owned by Bruce E. Gordon and wife, Bettie J. Gordan [sic] for Sean A. Henderson and wife, Chantay M. Henderson” as prepared by Richard W. Harris III, Professional Land Surveying, PA, dated November 13, 2006, as appears in Plat Book “X” Page 408 in the office of the Register of Deeds of Vance County.

PARCEL 2:

Tract 3 containing 1.205 acres according to survey and plat entitled “Subdivision Map of Henderson Property Tracts 1 and 3” as prepared by Robinson and Platt, PC, dated September 12, 2007, as appears in Plat Book “X” Page 546 in the office of the Register of Deeds of Vance County.

**ALSO CONVEYED HERewith** to the Grantee, his heirs, successors and assigns, is a perpetual, non-exclusive easement appurtenant of ingress, egress and regress over and across Blue Blossom Lane (existing 50-foot private right of way) from the property hereinabove described to and from Hicksboro Road (State Road 1303). [12-MS-98T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1224 page 1096

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book "X" page 408 (Parcel 1) and Plat Book "X" page 546 (Parcel 2)

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- Existing rights of way for roadways and public utilities of record.
- Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "X" Page 408 (Parcel 1) and Plat Book "X" Page 546 (Parcel 2), Vance County Registry.
- Vance County ad valorem taxes for 2012 et seq. years.

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

|                                                          |                        |
|----------------------------------------------------------|------------------------|
| <b>BRANCH BANKING AND TRUST COMPANY</b><br>(Entity Name) | _____ (SEAL)           |
| By: <u>Barbara Oxendine</u>                              | Print/Type Name: _____ |
| <b>Barbara Oxendine, Assistant Vice-President</b>        | _____ (SEAL)           |
| By: _____                                                | Print/Type Name: _____ |
| Print/Type Name & Title: _____                           | _____ (SEAL)           |
| By: _____                                                | Print/Type Name: _____ |
| Print/Type Name & Title: _____                           | _____ (SEAL)           |

State of **NORTH CAROLINA** - County of Forsyth  
 I, the undersigned Notary Public of the County of Winston-Salem and State aforesaid, certify that **BARBARA OXENDINE** personally came before me this day and acknowledged that she is the **Assistant Vice-President** of **Branch Banking and Trust Company**, a North Carolina banking association, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 22 day of February 2012.  
 My Commission Expires: 6-18-13  
 (Affix Seal)

Suzanne M. Blackburn  
**Suzanne M. Blackburn** Notary Public  
 Notary's Printed or Typed Name