

FILED Aug 18, 2020 04:28 pm
BOOK 01378
PAGE 1168 THRU 1170
INSTRUMENT # 02768
RECORDING \$26.00
EXCISE TAX \$332.00

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

This instrument is prepared by Michael E. Satterwhite, a licensed NC 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: \$332.00

Parcel Identifier No. 0591C02024 (Lot 27) and 0591C02025 (Lot 28)
Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536
This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite
Brief description for the Index: 184 Daniel Boone Trail, Henderson, Vance County, North Carolina 27537

THIS DEED made this 15th day of August 2020 by and between

GRANTOR	GRANTEE
STEPHEN NEWSOME and wife, AMANDA NEWSOME 7123 Gold Hill Road Concord, NC 28025	JESSE COLE HUNTER, Unmarried 184 Daniel Boone Trail 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, parcel of land or condominium

unit situated in the City of _____, Middleburg Township, Vance County, North Carolina and more particularly described as follows:

BEING Lot 27 and Lot 28 as shown on that certain plat of Peaceful Acres as prepared by Stuart H. Jones, RLS, dated October 6, 1972, which plat appears in Plat Book "T" Page 163, Vance County Registry. [20-MS-474T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1285 Page 1174

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

A map showing the above described property is recorded in Plat Book "T" page 163

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:

- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "T" Page 163, Vance County Registry.
- c. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- d. Vance County ad valorem taxes for 2020 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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

Stephen Newsome (SEAL)
STEPHEN NEWSOME

Amanda Newsome (SEAL)
AMANDA NEWSOME

State of North Carolina - County or City of Rowan
I, the undersigned Notary Public of the County or City of Rowan and State aforesaid, certify that
STEPHEN NEWSOME and wife, AMANDA NEWSOME, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15
day of August 2020.

My Commission Expires: 04-21-2024
(Affix Seal)

Gary Holman
GARY HOLMAN, Notary Public
Notary's Printed or Typed Name

