

FILED Jul 23, 2020 04:18 pm

BOOK 01377

PAGE 0809 THRU 0811

INSTRUMENT # 02390

RECORDING \$26.00

EXCISE TAX \$57.00

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: \$57.00

Parcel Identifier No. 0042 03001 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 & ZOLLIFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: Lot/Corner of Cameron/Marsha Drives, Henderson, Vance County, North Carolina 27536

THIS DEED made this 23rd day of July 2020 by and between

GRANTOR	GRANTEE
CAROLYN B. SWANSON, Unmarried 334 Dabney Drive Henderson, NC 27536	WET INVESTMENTS, LLC P.O. Box 1820 Henderson, NC 27536

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 Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

BEING and comprising Lot No. 8 as shown on plat of G.W. Woodlief Lots, Plat Book "Q" Page 3, Vance County Registry. [20-MS-368T/K]

Carolyn B. Swanson, Executrix of the Estate of Lennie L. Swanson, Jr., joins in the execution hereof pursuant to North Carolina General Statute 28A-17-12(a)(2), and does covenant with the Grantee that she is the fully qualified and acting Executrix of the Estate of Lennie L. Swanson, Jr. and that in her capacity as such she has not placed nor caused to be placed any lien upon the lands herein described and conveyed, and that the first publication of the notice to creditors of the Estate of Lennie L. Swanson, Jr. occurred prior to her execution of this deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 441 Page 613 and Last Will & Testament of Lennie L. Swanson, Jr. (d/o/d Aril 9, 2020) as appears in File # 20-E-134 in the office of the Clerk of Superior Court of Vance County

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 "Q" page 3

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. Protective Covenants for Developments of G. Wayne and Ida Hunt Woodlief Property as appear in Book 397 Page 557, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "Q" Page 3, Vance County Registry.
- d. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- e. City of Henderson and 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.

Carolyn B. Swanson (SEAL)
CAROLYN B. SWANSON

Carolyn B. Swanson, Executrix (SEAL)
CAROLYN B. SWANSON, Executrix of the Estate of
Lennie L. Swanson, Jr.

State of **North Carolina** - County or City of **Vance**

I, the undersigned Notary Public of the County or City of **Vance** and State aforesaid, certify that **CAROLYN B. SWANSON, Individually, and CAROLYN B. SWANSON, Executrix of the Estate of Lennie L. Swanson, Jr.,** 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 **23rd** day of **July 2020**.

My Commission Expires: **2/25/2024**
(Affix Seal)

Kathy Falkner Denton
KATHY FALKNER DENTON, Notary Public
Notary's Printed or Typed Name

