

FILED Aug 14, 2019 02:51 pm  
BOOK 01362  
PAGE 1193 THRU 1196  
INSTRUMENT # 02935  
RECORDING \$26.00  
EXCISE TAX \$150.00

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

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: \$150.00

Parcel Identifier No. 0215C01018 (lot 18); 0215C01031 (Lot 31) and 0215C01041 (Lot 41)  
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: Lots 18, 31 and 41, The Links, Henderson, Vance County, North Carolina

THIS DEED made this 7th day of August 2019 by and between

| GRANTOR                                                                                                                                                                                                          | GRANTEE                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <p>JOHN C. ROGERS and wife,<br/>STEPHANIE H. ROGERS<br/>6556 Wake Falls Drive<br/>Wake Forest, NC 27587</p> <p>JOHN M. FRANKLIN and wife,<br/>ROSEMARIE L. FRANKLIN<br/>P.O. Box 123<br/>Henderson, NC 27536</p> | <p>WW PROPERTIES &amp; RENTALS, LLC<br/>P.O. Box 1528<br/>Henderson, NC 27536</p> |

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.

BK 1362 PG 1194

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:

**Lot 18 containing 11,081 square feet, Lot 31 containing 15,648 square feet and Lot 41 containing 10,030 square feet according to survey and plat entitled "Final Subdivision Plat Rogers & Franklin Development Co., Inc. – 'The Links'" as prepared by John Lee Hamme, Civil Engineer and Land Surveyor, dated May 8, 1999 as appears in Plat Book "W" Page 72 in the office of the Register of Deeds of Vance County.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book **1244** Page **559**.

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 "**W**" page **72**.

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. **Restrictive Covenants for "The Links" as appear in Book 859 Page 283, and Addendum in Book 865 Page 393, Vance County Registry.**
- c. **Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "W" Page 72, Vance County Registry.**
- d. **City of Henderson and Vance County ad valorem taxes for 2019 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.

John C. Rogers (SEAL)  
JOHN C. ROGERS

Stephanie H. Rogers (SEAL)  
STEPHANIE H. ROGERS

State of North Carolina - County or City of Franklin

I, the undersigned Notary Public of the County or City of Franklin and State aforesaid, certify that JOHN C. ROGERS and wife, STEPHANIE H. ROGERS, 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 12 day of August 2019.

My Commission Expires: 8-30-2022  
(Affix Seal)

Kathryn Roberson  
Kathryn Roberson, Notary Public  
Notary's Printed or Typed Name



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

John M. Franklin (SEAL)  
JOHN M. FRANKLIN

Rosemarie L. Franklin (SEAL)  
ROSEMARIE L. FRANKLIN

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 **JOHN M. FRANKLIN and wife, ROSEMARIE L. FRANKLIN**, 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 7th day of **August** **2019**.

My Commission Expires: **3/25/2023**  
(Affix Seal)

M. E. Satterwhite  
**MICHAEL E. SATTERWHITE** Notary Public  
Notary's Printed or Typed Name

