

BK 01416 PG 0601

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: 0453 04002
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Erin B. McArthur Date: 5/19/22
Vance County Tax Office

FILED May 19, 2022 02:02 pm
BOOK 01416
PAGE 0601 THRU 0603
INSTRUMENT # 02180
RECORDING \$26.00
EXCISE TAX \$170.00

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

NORTH CAROLINA

GENERAL WARRANTY DEED

Excise Tax: \$170.00

Recording Time, Book and Page

Tax Map No. 0453-04-002

Parcel Identifier No.

Mail after recording to: Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, NC 27536

This instrument was prepared by: Lori A. Renn, Attorney at Law

Brief Description for Index: 306 Bearpond Road

THIS DEED made this 18th day of May, 2022 by and between

GRANTOR

Charles L. Allen, Jr.,
Trustee of the Charles L. Allen, Jr.
Revocable Trust dated February 22, 2017
5036 South Links Circle
Suffolk, VA 23435

GRANTEE

Donald W. Dillard, unmarried
7305 Mitchell Mill Road
Zebulon, N. C. 27597

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 give, grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEING Lot 1 containing 0.065 acre and Lot 2 containing 0.374 acre as shown on that plat entitled "Recombination Survey for Charles L. Allen, Jr." as prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated January 6, 2020 and recorded as Plat Book Z, Page 166, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1323, Page 330 and Book 1371, Page 55, Vance County Registry.

A map showing the above described property is recorded in Plat Book Z, Page 166, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Existing rights of way for roadways and public utilities of record.
2. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "Z", Page 166, Vance County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

The Charles L. Allen, Jr., Revocable Trust, Dated February 22, 2017

By: Charles L. Allen, Jr.
Charles L. Allen, Jr., Trustee

STATE OF Virginia
COUNTY OF Suffolk

I, a notary public, certify that Charles L. Allen, Jr., Trustee of the Charles L. Allen, Jr. Revocable Trust, dated February 22, 2017 personally came before me this day and acknowledged that he is Trustee of The Charles L. Allen, Jr. Revocable Trust dated February 22, 2017 and that he, as Trustee and being authorized to do so, executed the foregoing on behalf of The Charles L. Allen, Jr. Revocable Trust dated February 22, 2017. Witness my hand and official seal, this 18th day of May, 2022.

[Signature]
Notary Public

My Commission expires: March 31, 2025



STATE OF NORTH CAROLINA

TRUST CERTIFICATION

COUNTY OF VANCE

The undersigned being the trustee of The Charles L. Allen, Jr. Revocable Trust dated the 22nd day of February, 2017 (the "Trust") hereby certifies the following pursuant to NCGS 36C-10-1013:

1. The Trust is in existence as of the date set forth below and the trust instrument governing the terms of the trust was executed on February 22, 2017.

2. The name of each settlor of the Trust is: Charles L. Allen, Jr.

3. The name and address of the current acting trustee of the Trust is: 5036 South Links Circle, Suffolk, VA 23435.

4. The trustees are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to NCGS §36C-8-815) to sell, convey, pledge, mortgage, lease, manage, operate, control, or transfer title to trust property, including real property, except as limited by the following (if none, so indicate): NONE

5. The Trust is ____ irrevocable; or X revocable and the following person(s) hold the power to revoke: Charles L. Allen, Jr.

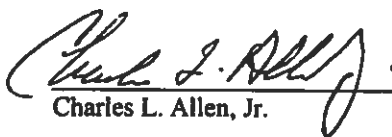
6. If there is more than one trustee listed above: (a) the undersigned has the authority to sign or otherwise authenticate the existence of the Trust without joinder of the co-trustees, and (b) the undersigned has the authority to exercise the powers listed above without joinder of the co-trustees.

7. The taxpayer identification number for the Trust is: The Trustee's social Security Number.

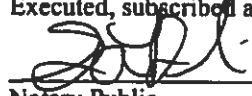
8. Trust assets shall be held in the name of: Charles L. Allen, Jr., as Trustee of The Charles L. Allen, Jr. Revocable Trust, dated the 22nd day of February 2017, and any amendments thereto.

9. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect.

This the 18th day of May, 2022.

 (SEAL)
Charles L. Allen, Jr.

Executed, subscribed and sworn to me the day and year above written.


Notary Public

My Commission Expires: march 31, 2025

