

BK 01415 PG 0964

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 0316A01001

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

Erin B. Archer Date: 5/3/22
Vance County Tax Office

FILED May 03, 2022 03:36 pm

BOOK 01415

PAGE 0964 THRU 0966

INSTRUMENT # 01938

RECORDING \$26.00

EXCISE TAX \$70.00

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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 70.00

Parcel Identifier No. 316A-1-1 Verified by VANCE County on the ____ day of

By: _____

Mail/Box to: BOLLAR LEWIS JRThis instrument was prepared by: Stella D. Jones, Attorney, P.O. Box 53, Henderson, NC 27536(Title Not Examined by Draftsman)Brief description for the Index: 3111 TUNGSTEN MINE ROAD, BULLOCK, NC 27507THIS DEED made this 28th day of APRIL, 2022, by and between

GRANTOR

ELLIS P. CREWS
105 FROST STREET
OXFORD, NC 27565

GRANTEE

BOLLAR LEWIS, JR.
37 Kings Court
Henderson, NC 27537

Enter in appropriate block for each party: name, 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, his interest in all that certain lot or parcel of land situated in the TOWNSVILLE Township, Vance County, North Carolina and more particularly described as follows:

SEE SCHEDULE A

For further reference and chain of title, see Deed in Book 1212 Page 427-429 (3111 Tungsten Mine Road/ PIN 316A-1-1) of the Vance County Registry.

The intent of this Deed is for the Grantee to become the sole owner of 3111 Tungsten Mine Road, Bullock, NC 27507.

A map showing the above described property is recorded in Plat Book _____, Page _____.

Title to the property hereinabove described is subject to the following exceptions:
Existing rights of way for roadways and public utilities of record.
Easements or Restrictive Covenants of record, if any.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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:

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

Ellis P. Crews (SEAL)
ELLIS P. CREWS

State of North Carolina - County of VANCE

I, the undersigned Notary Public of the County and State aforesaid, certify that **ELLIS P. CREWS**, 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 28th day of APRIL, 2022.

Beverly L. Joseph
Notary Public
My Commission Expires: Aug 04, 2024

Beverly L. Joseph
NOTARY PUBLIC
Franklin County, NC
My Commission Expires August 04, 2024

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for Vance County
By: _____ Deputy/Assistant - Register of Deeds

BK 01415 PG 0966

SCHEDULE A

3111 TUNSTEN MINE ROAD, BULLOCK, NC 27507: VANCE COUNTY DEED BOOK 1212 PAGE 427-429

BEGIN at an iron pin located in the southern margin of the right of way for State Road 1348 (Tungsten Mine Road) (a 60 foot right of way) corner for Lots 1 and 2; which iron pin is further located by running N. 86 degrees 32' 57" W. 57.11 ft. from a point in the centerline of S.R. 1348 located in the center of a 24 inch concrete culvert.

From the beginning point so located, run thence along and with the right of way of S.R. 1348 the following courses and distances: S. 57 degrees 28' 59" E. 94.92 ft., S. 49 degrees 45' 46" E. 106.19 ft., and along a curve to the left having a chord bearing of S. 70 degrees 48' 04" E. 212.03 ft., to an iron pin, corner for Kerr Reservoir, U.S.A.; run thence along and with Kerr Reservoir line S. 38 degrees 41' 53" W. 475.50 ft. to an iron pin; cornering, run thence along and with Kerr Reservoir line N. 61 degrees 17' 00" W. 200.00 ft. to an iron pin, corner for William M. Upchurch et ux et al. (Book 537, Page 318); run thence along Upchurch's line N. 51 degrees 18' 05" W. 199.93 ft. to an iron pin, corner for John B. Lester (Book 460, Page 481) (Lot 9); run thence along and with Lester's line N. 38 degrees 46' 35" E. 397.24 ft. to an iron pin in the southern margin of the right of way of State Road 1348, the point and place of beginning.

Said tract containing 3.87 acres as shown on Plat prepared by C. Eugene Bobbitt, III, RLS for Melba C. Tilley, dated July 15, 1985. For further reference and certainty of description, this property includes Lots 1 & 10 as shown on plat of C.U. Samford, Jr. lots as prepared by Williams and Hamme, Engineers and recorded in Plat Book "R", Page 13, Vance County Registry, together with a tract containing two acres, more or less, designated as Lot 11 on Plat of Alfred H. Carter, RLS dated February 16, 1972. See deeds recorded in Book 472, Page 48, and Book 424, Page 453, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 902, Page 225, Vance County Registry.

A map showing the above described property is recorded in Plat Book R, Page 13, and referenced within this instrument.