

FILED Nov 16, 2021 12:07 pm
BOOK 01406
PAGE 0291 THRU 0293
INSTRUMENT # 05027
RECORDING \$26.00
EXCISE TAX \$680.00

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
[TITLE NOT EXAMINED BY DRAFTSMAN]

Excise Tax:	\$680.00
Parcel ID:	0215C01019
Mail/Box to:	N. Kyle Hicks, Hicks & Koinis Law, P.O. Box 247, Oxford, North Carolina 27565
Prepared by:	STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite
Brief description for the Index:	204 Par Drive, Henderson, Vance County, North Carolina 27536

THIS GENERAL WARRANTY DEED (“Deed”) is made on the 15th day of November 2021

GRANTOR	GRANTEE
STEVEN B. BRAME and wife, HILLARY K. BRAME 1518 St. Andrews Church Road Henderson, NC 27537	LINDA RAE CROWELL, Unmarried 204 Par Drive Henderson, NC 27536

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows (the “Property”):

BEING Lot 19 containing 10,030 square feet according to survey and plat entitled "Final Subdivision Plat for the Waddill Heirs - 'The Links'" as prepared by John Lee Hamme, Civil Engineer and Land Surveyor, dated March 12, 1999, as appears in Plat Book “V” Page 984, in the office of the Register of Deeds of Vance County. [21-MS-782/K]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book **1320** page **683**.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book "V" page **984**.

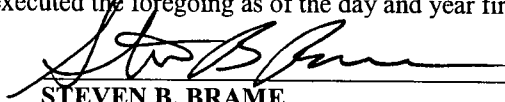
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

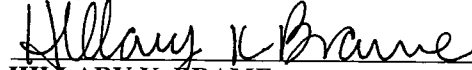
- a. Existing rights of way for roadways and public utilities of record.
- b. Restrictive Covenants for "The Links" as appear in Book 859 Page 283, Vance County Registry, and Addendum to Restrictive Covenants for "The Links" (to include Lots 28 through 42) as appear in Book 865, Page 393, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "V" Page 984, 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 2021 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.

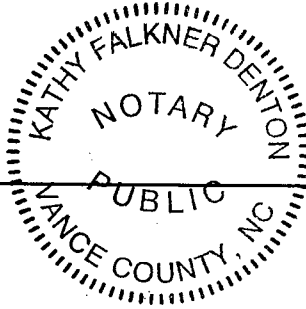

STEVEN B. Brame (SEAL)

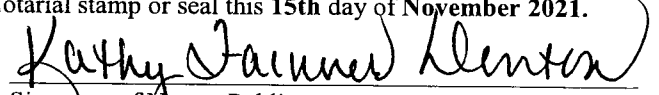

HILLARY K. Brame (SEAL)

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 **STEVEN B. Brame** and wife, **HILLARY K. Brame** 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 **15th** day of **November 2021**.

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




Signature of Notary Public
KATHY FALKNER DENTON Notary Public
Notary's Printed or Typed Name