

FILED Dec 30, 2022 11:57 am

BOOK 01426

PAGE 0887 THRU0889

INSTRUMENT # 05262

RECORDING \$26.00

EXCISE TAX \$850.00

FILED

VANCE

COUNTY NC

CASSANDRA D. NEAL

REGISTER

OF DEEDS

GZM

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:	\$850.00
Parcel ID:	0593A01034
Mail/Box to:	Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536
Prepared by:	STAINBACK, SATTERWHITE & ZOLLIFFER, PLLC – Michael E. Satterwhite
Brief description for the Index:	1176 Cedar Cove Road, Henderson, Vance County, North Carolina 27537

THIS GENERAL WARRANTY DEED (“Deed”) is made on the 29th day of December 2022 by and between:

GRANTOR	GRANTEE
WESTER PLACE, LLC, a North Carolina Limited Liability Company 128 S. Chestnut Street Henderson, NC 27536	MICHAEL A. NORWOOD and wife, PAMELA A. NORWOOD 313 Epsom Rocky Ford Road Henderson, NC 27537

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 _____, Middleburg Township, Vance County, North Carolina and more particularly described as follows (the “Property”):

BEGIN at an existing iron pipe, which said existing iron pipe is in turn located South 11 degrees 32' 51" West 314.68 feet from an existing PK nail over a 24" RCP, RCP being 1.1 miles from S.R. 1369. From said point and place of beginning, thence proceed along the right of way of S.R. 1370 South 09 degrees 34' 04" West 80.13 feet to an existing iron pipe; thence proceed along the common boundary of the property herein described with the property of Robert M. Bobbitt (Deed Book 505, Page 745; Plat Book "S," Page 60) North 80 degrees 15' 10" West 125.14 feet to an existing iron pipe; thence proceed along the common boundary of the property herein described with the U.S.A. John H. Kerr Reservoir North 09 degrees 47' 53" East 79.94 feet to an existing iron pipe; thence proceed along the common boundary of the property herein described with the property of Executive Resorts Asso. (Deed Book 720, Page 84; Plat Book "S," Page 60) South 80 degrees 20' 17" East 124.82 feet to an existing iron pipe, the point and place of beginning, containing 0.23 acre, according to plat and survey entitled "Survey for Herbert Wright and Margaret Wright" dated June 23, 1994, as performed by Cawthorne & Associates, Registered Land Surveyors, P.A.

Reference is made to aforementioned plat for more particular location and description. [22-MS-831T/K]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1127 page 850

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 Book "S" page 60

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:

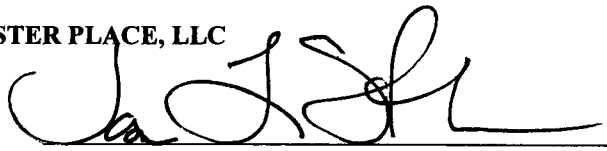
- a. Existing rights of way for roadways and public utilities of record.
- b. Declaration of Intent to Affix the Manufactured Home to Real Property (Pursuant to NCGS 47-20.7) as appears in Book 1192 Page 1041, Vance County Registry, and as re-recorded in Book 1426 Page 882, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "S" Page 60, Vance County Registry.
- d. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- e. Vance County ad valorem taxes for 2022 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.

WESTER PLACE, LLC

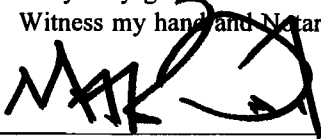
By: 
JASON L STEWARDSON, Managing Member

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 JASON L. STEWARDSON personally came before me this day and acknowledged that he is the Managing Member of WESTER PLACE, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29th day of December 2022.

My Commission Expires: 3/25/2023

(Affix Seal)



MICHAEL E. SATTERWHITE, Notary Public
Notary's Printed or Typed Name

