

FILED Aug 30, 2024 FILED ELECTRONICALLY
 AT 11:03:00 AM VANCE COUNTY NC
 BOOK 01450 CASSANDRA D. NEAL
 START PAGE 0819 END PAGE 0821
 INSTRUMENT # 02783
 RECORDING \$26.00
 EXCISE TAX \$354.00
 CDN

This instrument prepared by: Gwynn, Edwards & Getter, PA,
 a licensed North Carolina 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:	\$354.00
Parcel ID:	0547B02010
Mail/Box to:	Grantee
Prepared by:	Gwynn, Edwards & Getter, PA, 900 Ridgefield Drive, Ste 150, Raleigh, NC 27609
Brief description for the Index:	492 Little Mill Road

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22 day of August 2024, by and
 between:

GRANTOR	GRANTEE
Jennifer D. Sawyer, unmarried and Taylor James Sawyer, unmarried 254 Gunpowder Lane Inwood, WV 25428	Leslie Kelley and spouse, James Kelley 492 Little Mill 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 Henderson, _____ Township, Vance County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 25 containing 60,638 square feet as shown on plat of property of Gillburg Country Village as prepared for Clayton & Foster, Inc. by Graham Cawthorne, Jr. dated February 1, 1988, and recorded in Plat Book "U" Page 723, Vance County Registry.

submitted electronically by "Gwynn, Edwards & Getter, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Vance County Register of Deeds.

BK 1450 PG 0820

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

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

A map showing the Property is recorded in Plat Book page .

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

See attached

Name: Jennifer D. Sawyer

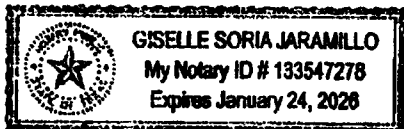
[Signature]

Name: Taylor James Sawyer

STATE OF Texas COUNTY OF Travis

I Giselle Soria Jaramillo, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 26 day of 08 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): ~~Jennifer D. Sawyer~~ and Taylor James Sawyer.

Affix Notary Seal/Stamp



[Signature]

Notary Public (Official Signature)

My commission expires: 01/24/2026

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

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 page .

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Jennifer D. Sawyer
Name: Jennifer D. Sawyer

See attached
Name: Taylor James Sawyer

STATE OF West Virginia COUNTY OF Berkeley

I Amber M. King a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22 day of August 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jennifer D. Sawyer and Taylor James Sawyer.

Amber M. King
Notary Public (Official Signature)
My commission expires: July 31, 2028

Affix Notary Seal/Stamp

