

FILED	Dec 04, 2025	FILED ELECTRONICALLY
AT	10:26:00 AM	VANCE COUNTY NC
BOOK	01470	CASSANDRA D. NEAL
START PAGE	0866	END PAGE 0868
INSTRUMENT #	04161	
RECORDING	\$26.00	
EXCISE TAX	\$28.00	
CDN		

This instrument prepared by: Lowry & Assoc,
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.

Excise Tax: \$ 28.00

Recording Time, Book and Page

Parcel ID: 0325C01002

Mail after recording to: Grantee

Prepared by Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

12835 NC Hwy 39 N, Henderson, NC**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 26 day of November, 2025, by and between

GRANTOR	GRANTEE
Tanda Sharlease Collier, unmarried	Main Stream Capital Investments, LLC
	<u>Property Address:</u> 12835 NC Hwy 39 N, Henderson, NC 27537
	<u>Mailing Address:</u> 76 H.R. Gillis Lane Kittrell, NC 27544
_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)	

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, all that certain lot or parcel of land situated in Vance County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" Legal Description

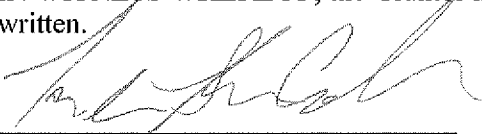
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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. Subject to ad valorem taxes for the year 2025 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Vance County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

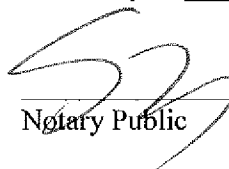


Tanda Sharlease Collier

STATE OF NC
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Tanda Sharlease Collier.**

Witness my hand and official stamp or seal, this the 26 day of November, 2025.



Notary Public

My commission expires: 6/22/28

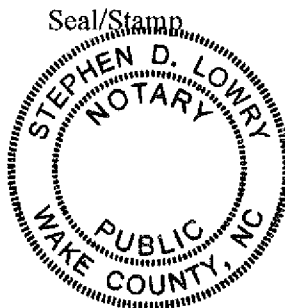


Exhibit A

Legal Description

BEGIN at a cp located in the centerline of NC 39, said point being located N. 70° 11' 44" E. 627.40 feet from NC Grid Station "Townsville-1993," the same being southeastern corner for property of the Olde Place Restaurant property; from said beginning point run thence N. 15° 33' 48" W. 178.78 feet to an existing iron pin in line for Heirs of C.B. Taylor; run thence along Taylor's line N. 76° 23' 50" E. 159.22 feet to an existing iron rod; run thence S. 11° 18' 32" E. 179.40 feet to a cp in the centerline of NC 39; run thence along the centerline of NC 39 S. 76° 37' 30" W. 145.92 feet to a cp, the point and place of beginning. The same containing 0.63 acres as shown on plat of survey for William H. Carpenter, Sr. prepared by Bobbitt Surveying, PA, on August 8, 1990, and being a portion of that property described in Deed recorded in Book 564, Page 405, Vance County Registry.