

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:

Parcel ID Number: 05603021A

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

Rachel Cross Date 12/18/20
Vance County Tax Office

FILED Dec 18, 2020 03:16 pm

BOOK 01385

PAGE 0819 THRU 0820

INSTRUMENT # 04475

RECORDING \$26.00

EXCISE TAX \$296.00

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 296.00

Recording Time, Book and Page

Tax Map No. 56-3-21A

Parcel Identifier No.

Mail after recording to: Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, N.C. 27536

This instrument was prepared by: Lori A. Renn, a N.C. licensed attorney

Brief Description for the Index: 165 Dorsey Place

THIS DEED made this 18th day of December, 2020 by and between

GRANTOR

Darrel P. Johnson and wife,
Julia L. Johnson
4138 Gillburg Road
Kittrell, N. C. 27544

GRANTEE

Lori Nicole Bradsher, single
165 Dorsey Place
Henderson, N. C. 27536

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 the City of Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

Begin at an existing iron pipe located in the eastern edge of the right of way of Dorsey Place, said existing iron pipe being further located South 14° 13' 57" East 1328.71 feet from an existing pk nail in the intersection of Dorsey Place and Oxford Road (U.S. 158-Bus); from said beginning point, run thence along common line of Lots 10 and 11, North 77° 29' 51" East 138.21 feet to an existing iron pipe; run thence along common line with James W. & Ann W. Laonipon (DB 600, PG 830) South 12° 12' 31" East 100.06 feet to an existing iron rod; run thence along common line with Lot #12 South 77° 27' 18" West 137.79 feet to a bent existing iron rod; run thence along the eastern edge of the right of way of Dorsey Place North 12° 27' 04" West 100.16 feet to the point and place of the beginning; said Tract containing 0.32 acres as shown on survey for Darrell P. Johnson & Julia L. Johnson, dated January 18, 1993 and prepared by Bobbitt Surveying, P.A. Said tract also being known as Lot #11 as shown on plat in Book M, Page 36, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 704, Page 685, Vance County Registry.

A map showing the above described property is recorded in Plat Book "M", Page 36, Vance County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "M", Page 36, Vance County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Darrel P. Johnson (SEAL)
Darrel P. Johnson

By: _____
Title: _____

Julia L. Johnson (SEAL)
Julia L. Johnson

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, a notary public, certify that Darrel P. Johnson and Julia L. Johnson personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 18th day of December, 2020.

My Commission Expires: 05/24/2023

Sandra K. Clark
Notary Public

