

FILED FOR RECORD
VANCE COUNTY, N.C.
CAROLYN R. PECORA
REGISTER OF DEEDS
RECORDED Jul 18, 2013
AT 03:13 pm
BOOK 01265
START PAGE 0048
END PAGE 0049
INSTRUMENT # 03055
EXCISE TAX \$84.00

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:

Pin Number: 457A-15

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

Claire R. Fuller Date: 7-18-13
Vance County Tax Office

Excise Tax \$84.00 Recording Time, Book and Page

Tax Lot No. 0457A-01-005

Mail after recording to: 109 W. Montgomery Street, Henderson, NC 27536

This instrument was prepared by JONATHAN S. CARE, Attorney At Law, P.A., A licensed North Carolina attorney, (ji)

Brief description for the Index 141 Abbott Crossing Lane, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of July 2013 by and between

GRANTOR

SAMUEL A. GERMANO, JR. and
wife, MARY R. GERMANO

113 Highgate Circle
Wake Forest, NC 27587

GRANTEE

ABR HOMES, LLC, A North Carolina
Limited Liability Company

1911 Newton Dairy Road
Henderson, NC 27537

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. corporation or partnership

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, Kittrell Township, Vance County, North Carolina and more particularly described as follows:

All of Lot 5 of Abbott Crossing Subdivision containing 0.71 acres as shown on survey entitled "Survey for Abbott Crossing Subdivision, Phase I, Shearbor Development Company" prepared by Alan's Surveying Company PA on June 11, 1999 and revised August 3, 1999 and recorded in Plat Book "W", Page 49, Vance County Registry.

This conveyance includes a 2001 Clayton Manufactured Home, Serial #OHC011670NCAB (see Declaration of Intent to Affix the Manufactured Home to Real Property as recorded in Book 1085, Page 425, Vance County Registry.)

*** Notice per NCGS §105-317.2: This property is not the primary residence of the Grantor.**

The property herein above described was acquired by Grantor by instrument recorded in Deed Book **1111**, Page **479**, Vance County Registry.

A map showing the above described property is recorded in Plat Book **"W"**, Page **49**, Vance County Registry.

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.

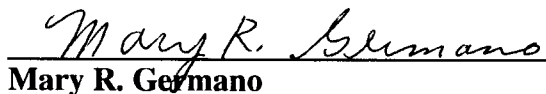
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- a. **Road easements, rights-of-way, public utilities, easements and restrictions of public record.**
- b. **Declaration of Covenants, Conditions, and Restrictions for Abbott Crossing Subdivision recorded in Book 865, Page 233, Vance County Registry.**

IN WITNESS WHEREOF, the Parties hereto have executed this document as of the date first set forth above.

 (SEAL)
Samuel A. Germano, Jr.

 (SEAL)
Mary R. Germano

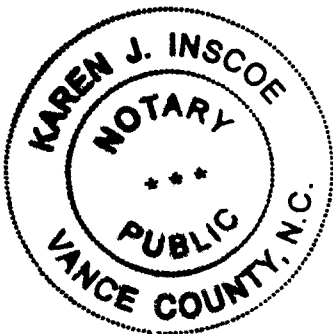
State of North Carolina

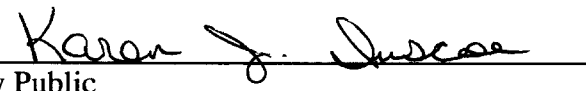
County of Vance

I, a Notary Public of said County and State aforesaid, certify that **Samuel A. Germano, Jr. and Mary R. Germano**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of July 2013.

(Notary Seal)




Notary Public
Print Notary Name: Karen J. Inscoe
My commission Expires: 07/26/2014