

FILED Sep 15, 2014 02:46 pm
BOOK 01283
PAGE 1011 THRU 1012
INSTRUMENT # 03328
RECORDING \$26.00
EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CAROLYN R. PECORA
REGISTER
OF DEEDS
SSB

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: 332-1-11

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

Clare R. Fuller Date: 9-15-14
Vance County Tax Office

Excise Tax \$0.00 Recording Time, Book and Page

Tax Lot No. 0332-01011

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 1232 Plum Nutty Road, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of August 2014 by and between

GRANTOR

DANA KEITH MOORE, Separated
A/K/A DANA MOORE

Henderson, NC 27537

GRANTEE

TONYA BALL MOORE, Separated

1232 Plum Nutty 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, Townsville Township, Vance County, North Carolina and more particularly described as follows:

Begin at a PK nail set in the intersection of SR 1344 and SR 1439, common corner for Lot 6 and 7 as shown in map recorded in Plat Book "U", Page 129 Vance County Registry; from said beginning point run thence in the right of way of SR 1344 the following courses and distances: S. 72° 18' 13" E. 86.72 feet to a PK nail set, S. 83° 35' 13" E. 176.79 feet to a PK nail set, S. 87° 22' 43" E. 53.98 feet to a PK nail set, common corner for Lots 7 and 8 as shown in map recorded in Plat Book "U", Page 129 Vance County Registry; run thence along the common line for Lot 7 and 8 S. 28° 21' 55" E. 332.75 feet to an iron pipe found; run thence S. 62° 05' 05" W. 88.87 feet to an iron pipe found, southeastern corner for Sandra L. Zduniak; run thence along Zduniak line N. 45° 39' 03" W. 547.87 feet to a PK nail set, the point in place of beginning. The same containing 1.44 acres as shown on plat of survey for Dana Keith Moore and Tonya Ball Moore prepared by John Lee Hamme Civil Engineer and Land Surveyor on May 11, 1998. The same being Lot 7 as shown in map recorded in Plat Book "U", Page 129 Vance County Registry.

Also conveyed is a one-ninth (1/9) interest in the common areas of Plum Nutty and a right of ingress as referred in Deed recorded in Book 679, Page 693, Vance County Registry. For further reference see Deed recorded in Book 821, Page 104, Vance County Registry.

This conveyance is made pursuant to N.C.G.S. 39-13.3, N.C.G.S. 52-10 and N.C.G.S. 52-10.1 in order to vest title to the within described property solely in the Grantee herein, free and clear of any right, title and interest of the Grantor herein. (For purposes of this provision, the "Grantor" shall mean any Grantor other than the individual Grantee spouse in whom title is to remain vested herein). This conveyance is made after fair and reasonable disclosure of the property and financial obligations, both real and personal, of each spouse to the other, as between Grantee and Grantee's spouse Grantor.

For this purpose and with regard to the property and any interests and rights described herein or related thereto, by execution of this deed, the Grantor hereby waives, releases and quitclaims forever unto the Grantee (1) any and all right to share in the estate of the Grantee upon the Grantee's death as provided in N.C.G.S. 29-14, or pursuant to a Last Will and Testament or codicil thereto of the Grantee, (2) all and every right to elect to take a life estate in said real estate upon the death of the Grantee, (3) all and every right to an elective share in the estate of the Grantee pursuant to N.C.G.S. 30-3.1 *et seq*, (4) any and all rights arising out of any action for equitable distribution under N.C.G.S. 50-20, (5) any and all community property laws of any state, and (6) any and all other rights and interests in said real estate which the Grantor now has or may hereafter have or acquire arising out of or accruing to said Grantor by reason of past, current or future marital relationship with the Grantee.

*** 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 821, Page 104, Vance County Registry.

A map showing the above described property is recorded in Plat Book "U", Page 129, Vance County Registry.

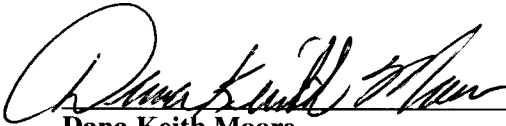
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Road easements, rights-of-way, public utilities, easements and restrictions of public record.

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

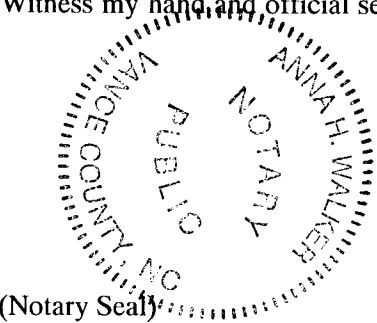
 (SEAL)
Dana Keith Moore

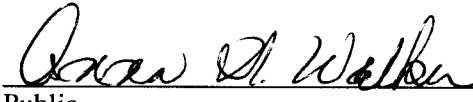
State of North Carolina

County of Vance

I, a Notary Public of said County and State aforesaid, certify that **Dana Keith Moore**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of August 2014.



 Notary
Public

Print Notary Name: Anna H. Walker

My commission Expires: 10-16-14