

FILED Jul 18, 2024 01:17 pm
BOOK 01448
PAGE 0783 THRU 0787
INSTRUMENT # 02224
RECORDING \$26.00
EXCISE TAX \$190.00

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

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: 0546 02008 & 0546 02009

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

L. Rebecca Kettwell Date: 7/18/24
Vance County Tax Office

Excise Tax	\$190.00	Recording Time, Book and Page
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Tax Parcel No. 0546 02008 & 0546 02009

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 2 Tracts SR 1519, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of July 2024 by and between

GRANTOR

JEFFREY E. BROCK, Single;
ALLISON E. BROCK, Single; and
JUDY C. SHAW, Administrator of
The Estate of Frank E. Brock

631 The Cape Blvd.
Wilmington, NC 28412

GRANTEE

BRITTANY CARROLL and husband,
JUSTIN CARROLL

2763 Rock Mill Road
Henderson, NC 27537

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.g. 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, Sandy Creek Township, Vance County, North Carolina and more particularly described as follows:

Tract 1: 2763 Rock Mill Road, Henderson, NC; Tax Parcel No. 0546 02008

A certain lot or parcel of land in Sandy Creek Township, Vance County, North Carolina, more particularly described as follows: Begin at a corner, the new corner of James J. Dunn et ux and Dennis O. Dunn 251 1/2 feet South 12 West from Robert S. Watkins and Whorton Ward corner and 24 feet from a stone on the East side of said road, and run thence South 78 East 209 feet to a stone; thence South 12 West 113 1/2 feet to a stone; thence North 78 West 209 feet to a stake in Robert S. Watkins' line 20 feet from a stone on East side of road, thence along said Watkins' line North 12 East 113 1/2 feet to the place of beginning, same being a western portion of that lot of land conveyed by W. M. Minor et us to Dennis Dunn as shown in Book 249 at Page 148, Vance County Registry.

Tract 2: Rock Mill Road, Henderson, NC; Tax Parcel No. 0546 02009

BEGIN at an iron pin on the east side of S.R. 1519 corner of the lot owned by the parties hereto; run thence along the line of the parties hereto S. 76° 33.5' East 209 feet to an iron pin; run thence S. 13° 26.5" West 60 feet to an iron pin the corner of the lot owned by Clyde Stevenson; run thence along line N. 76° 33.5' West 209 feet to an iron pin on the edge of the right of way of S.R. 1519; run thence along the right of way of said road N. 15° 45.5' East 60 feet to an iron pin, the place of beginning.

For further reference see Deed Book 1372, Page 519, Vance County Registry. Also see the Estate of Brenda T. Brock in File No. 20-E-269 and the Estate of Frank E. Brock in File No. 23-E-251, Vance County Clerk of Superior Court's Office.

*** Notice per NCGS §105-317.2: This property is not 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 restrictions, covenants, easements, rights of way for roadways and public utilities of record.
- b. Vance County Ad Valorem Taxes for 2024 et seq. years.
- c. Vance County Zoning.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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

Jeffrey E Brock (SEAL)
Jeffrey E. Brock

State of New York

County of Onondaga

I, a Notary Public of said County and State aforesaid, certify that Jeffrey E. Brock, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of July 2024.

(Notary Seal)

Paulam Powell

Notary Public

Print Notary Name:

PAULAM POWELL
Notary Public, State of New York
Reg. No. 01P06409084
Qualified in Onondaga County
Commission Expires Sep 14, 2024

My commission Expires:

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

Allison E. Brock (SEAL)
Allison E. Brock

State of New York

County of Onondaga

I, a Notary Public of said County and State aforesaid, certify that Allison E. Brock, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of July 2024.

(Notary Seal)

Re M P
Notary Public
Print Notary Name: PAULAM. POWELL
Notary Public, State of New York
Reg. No. 01P06409084
Qualified in Onondaga County
Commission Expires Sep 14, 2024
My commission Expires: _____

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

Estate of Frank E. Brock

By Judy C. Shaw, Administrator
Judy C. Shaw, Administrator

State of North Carolina

County of New Hanover

I, a Notary Public of said County and State aforesaid, certify that **Judy C. Shaw, as Administrator of the Estate of Frank E. Brock**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 13 day of July 2024.

(Notary Seal)



N. Rea Folk
Notary Public
Print Notary Name: N. Rea Folk
My commission Expires: March 1, 2026