

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: 0085 10012

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

Sapra Bauers
Vance County Tax Office

Date: 4.10.26

FILED Apr 10, 2026 12:44 pm
BOOK 01476
PAGE 0041 THRU0042
INSTRUMENT # 01147
RECORDING \$26.00
EXCISE TAX \$106.00

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$106.00

Recording Time, Book and Page

Tax Map No. 0085-10-012

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: **149 S. Elizabeth Street**

THIS DEED made this 10th day of April, 2026 by and between

GRANTOR

**Aubrey Lane Branch and wife,
Virginia P. Branch
2214 Jameson Street
Temple Hills, MD 20748**

GRANTEE

**Main Stream Capital Investments, LLC,
A North Carolina Limited Liability Company
2495 S. Chavis Road
Kittrell, N.C. 27544**

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 iron stake on the east side of Elizabeth Street in the eastern suburbs of Henderson, N.C., corner of Lots #26 and #27 as shown on the plat hereinafter referred to, and run thence S. 64 degrees 45' E. 162.5 feet to iron stake in line of Maie B. Morris Estate; thence N. 32 degrees E. along said Morris Estate line 53.5 feet to iron stake, corner of Lot #25; thence N. 64 degrees 45' W. along line of Lot #25, 169 feet to iron stake on edge of Elizabeth Street; thence along Elizabeth Street S. 25 degrees 15' W. 53 feet to place of beginning, being Lot #26 as shown on the plat of the B. H. Hicks lots on the east side of Elizabeth Street made by S. E. Jennette, Engr., August 16, 1957, and recorded in Vance Registry, Plat Book "J" at page 65. See also Deed Book 342 page 169, and Book 378 page 648 for further reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1029, Page 288, Vance County Registry.

A map showing the above described property is recorded in Plat Book "J", Page 65, 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 "J", Page 65, 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)

By: _____
Title: _____

Aubrey Lane Branch (SEAL)
Aubrey Lane Branch

Virginia P. Branch (SEAL)
Virginia P. Branch

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, a notary public, certify that **Aubrey Lane Branch and Virginia P. Branch** 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 10th day of April, 2026.

My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

