

FILED	Dec 30, 2025	FILED ELECTRONICALLY
AT	03:56:00 PM	VANCE COUNTY NC
BOOK	01472	CASSANDRA D. NEAL
START PAGE	0292	END PAGE 0295
INSTRUMENT #	04500	
RECORDING	\$26.00	
EXCISE TAX	\$340.00	
KHC		

Prepared by and return to: Daniel H. Washburn, a North Carolina Licensed Attorney; Hicks, Preddy, Washburn & Brummitt, PC, P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Vance County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of the Grantor.

Tax Parcel No. 0048 05008

Stamps: \$340.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF VANCE

THIS DEED, made and entered into this the 29th day of December, 2025, by and between Kimberly H. Caldwell, unmarried, designated as Grantor herein, and The Wright Investment Group, LLC, a North Carolina Limited Liability Company, whose address is 100 Planters Place, Oxford, NC 27565, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in Henderson Township, Vance County, North Carolina and more particularly described as follows:

{A0227363.DOCX}

Submitted electronically by "Hicks, Preddy, Washburn & Brummitt, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Vance County Register of Deeds.

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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:

1. The lien of the local ad valorem property taxes for 2025 and subsequent years.
2. All ordinary and customary utility and highway easements and rights-of-way of record.
3. Applicable zoning and building laws or ordinances.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

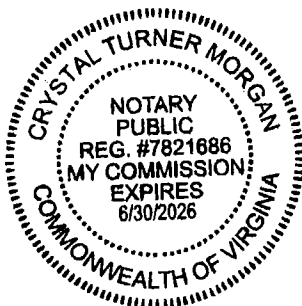
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

Kimberly H. Caldwell (SEAL)
Kimberly H. Caldwell

STATE OF Virginia; COUNTY OF Henrico

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Kimberly H. Caldwell**, either () personally known to me or (✓) proven by satisfactory evidence (said evidence being Virginia DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 29th day of December, 2025.

(Notary Seal)



Crystal Turner Morgan
Notary Public

Crystal Turner Morgan
Printed or Typed Name
My commission expires: 06/30/2026

EXHIBIT "A"

BEGIN at an iron pin on the northwestern edge of U.S. 158 Business and 30 feet from the center thereof, William Baker's southwestern corner; run thence along the northwestern edge of U.S. 158 Business and 30 feet from the center thereof S. 63 degrees 33' W. 82.25 feet to an iron pin and S. 58 degrees 22' W. 70 feet to an iron pin, southeastern corner for Lot 5; run thence along the line for lots 4 and 5 N. 32 degrees 48' W. 198.65 feet to an iron pin in the line of Lot 3; run thence along the line for Lots 3 and 4 N. 57 degrees 47' E. 154.54 feet to an iron pin in William Baker's line; run thence along Baker's line S. 31 degrees 31' E. 207.61 feet to the place of the beginning. The same being a lot fronting 152.25 feet on U.S. 158 Business as shown on plat of property of James M. Marshall and wife, Jeanette B. Marshall, prepared by Carolina Surveys on October 18, 1976. Being Lot 4 of the Country Club Hills Subdivision as shown on plat recorded in Map Book T, Page 176, Vance County Registry.

ALSO CONVEYED HERewith to the Grantee, her heirs, successors, and assigns is all the Grantor's right, title, and interest in and to those certain twenty-five foot sewer easements as shown on plat recorded in Plat Book "T", Page 176, Vance County Registry, and as reserved in Deed recorded in Book 534, Page 149, Vance County Registry.

For further reference, see Deed Book 1006, Page 241, Vance County Registry.