

BK 01474 PG 1083

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: 0055 02001

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

Sabina Bauers
Vance County Tax OfficeDate: 3-9-2026FILED Mar 09, 2026 03:34 pm
BOOK 01474

PAGE 1083 THRU 1084

INSTRUMENT # 00759

RECORDING \$26.00

EXCISE TAX \$130.00

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$130.00**

Recording Time, Book and Page

Tax Map No. **0055-02-001**

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: **100 Ranes Drive**

THIS DEED made this 9th day of **March, 2026** by and between

GRANTOR

**Darrell J. Hill and wife,
Patricia B. Hill a/k/a
Patricia Ann Hill
409 Beechwood Trail
Henderson, N.C. 27536**

GRANTEE

**Tar Heel State Acquisitions, LLC,
A North Carolina Limited Liability Company
170 Weybossett Road
Henderson, N.C. 27537**

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:

BEING all of Tract 1 containing 0.28 acre, as shown on that certain plat entitled "Survey for Darrell J. Hill & Patricia B. Hill" as prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated September 12, 1994, and recorded in Plat Book "V" at Page 305, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 453, Page 107, Vance County Registry.

A map showing the above described property is recorded in Plat Book "V", Page 305, 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 "V", Page 305, 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: _____

Darrell J. Hill (SEAL)
Darrell J. Hill
Patricia B. Hill (SEAL)
Patricia B. Hill

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, a notary public, certify that **Darrell J. Hill and Patricia B. Hill** 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 9th day of March, 2026.

My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

