

1190  
0073

BK 1190PG0073

FILED FOR RECORD  
VANCE COUNTY, N.C.  
CYNTHIA S. ABBOTT  
REGISTER OF DEEDS

RECORDED Oct 24, 2008

AT 09:25 am

BOOK 01190

START PAGE 0073

END PAGE 0074

INSTRUMENT # 05379

EXCISE TAX \$630.00

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:

9-3-3A  
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

  
Vance County Tax Office

Date: 10-23-08

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Parcel Identifier No. Tax Map 19 Block 3 Lot 3A Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Michael E. Satterwhite, P.O. Box 1820, Henderson, North Carolina 27536

This instrument was prepared by: STAINBACK, SATTERWHITE, BURNETTE & ZOLLIFFER, PLLC - Michael E. Satterwhite

Brief description for the Index: 1812 Brookrun Road, Henderson, North Carolina 27536

THIS DEED made this 24<sup>th</sup> day of October 2008 by and between

GRANTOR

ROBERT H. WALKER, JR. and wife,  
DIANNE B. WALKER

GRANTEE

GEORGE R. PARKER and wife,  
LOU ANN M. PARKER  
1812 Brookrun Road  
Henderson, NC 27536

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 the City of Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

That certain lot or parcel of land containing 1.000 acre according to survey and plat entitled "Survey for George R. Parker and Lou Ann Murphy Parker; Owner - Robert and Dianne Walker" as prepared by Cawthorne & Associates, RLS, PA, dated September 22, 2008, as appears in Plat Book "X" Page 725, in the office of the Register of Deeds of Vance County.  
[08-MS-613T/K]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 531 page 560

A map showing the above described property is recorded in Plat Book "X" page 725

**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, other than the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Restrictive Covenants as appear in Book 322, Page 354, Vance County Registry.
- c. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "I" Page 40, and Plat Book "X" Page 725, Vance County Registry.
- d. City of Henderson and Vance County ad valorem taxes for 2008 et seq. years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

 (SEAL)  
ROBERT H. WALKER, JR.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

 (SEAL)  
DIANNE B. WALKER

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

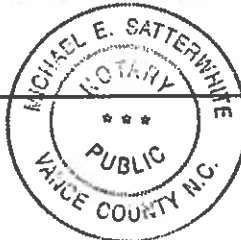
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Vance

I, the undersigned Notary Public of the County and State aforesaid, certify that ROBERT H. WALKER, JR. and wife, DIANNE B. WALKER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of October 2008.

My Commission Expires: 3/25/2013



  
Notary Public

## SKETCH ADDENDUM

Borrower or Owner George R and LouAnn Parker

Property Address 1812 Brookrun Road

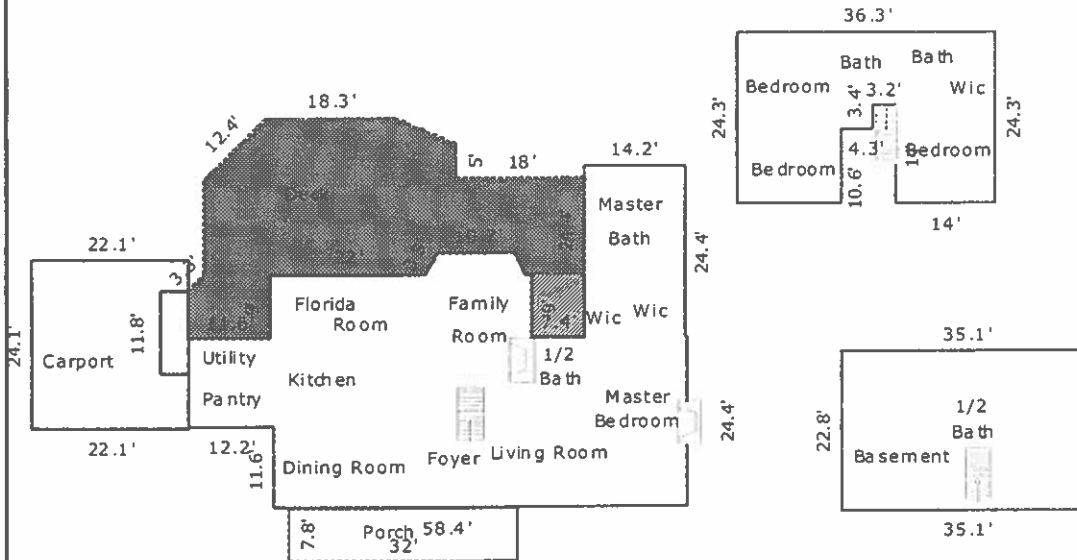
City Henderson

County Vance

State NC

Zip Code 27536

Client BB&amp;T. Coastal Plains Reg. Prod.



Comments:

## AREA CALCULATIONS SUMMARY

| Code | Description    | NetSize | NetTotals |
|------|----------------|---------|-----------|
| GAL  | First Floor    | 2298.3  | 2298.3    |
| GAL  | Second Floor   | 791.7   | 791.7     |
| BSMT | Basement       | 800.3   | 800.3     |
| P/P  | Deck           | 1058.9  |           |
|      | Screened Porch | 66.6    |           |
|      | Porch          | 249.6   | 1375.1    |
| GR   | Carport        | 487.8   | 487.8     |
| OR   | Storage        | 44.8    | 44.8      |

## LIVING AREA BREAKDOWN

| Breakdown    | Subtotals |
|--------------|-----------|
| First Floor  |           |
| 14.2 x 24.4  | 346.5     |
| 24.4 x 58.4  | 1425.0    |
| 12.2 x 12.8  | 155.2     |
| 9.0 x 14.2   | 127.8     |
| 3.0 x 10.7   | 32.4      |
| 0.5 x 1.8    | 2.7       |
| 0.5 x 1.8    | 2.7       |
| 0.8 x 9.0    | 7.2       |
| 9.0 x 22.0   | 198.0     |
| Second Floor |           |
| 13.7 x 19.1  | 261.7     |
| 10.3 x 17.2  | 177.2     |
| 10.6 x 14.8  | 156.9     |
| 14.0 x 14.0  | 196.0     |

Net LIVABLE Area

(rounded)

3090

13 Items

(rounded)

3090