

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: 0035A01006
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.
DeVone Kittell Date: 11/30/23
Vance County Tax Office

FILED Nov 30, 2023 04:39 pm
BOOK 01440
PAGE 0341 THRU 0343
INSTRUMENT # 04133
RECORDING \$26.00
EXCISE TAX \$370.00

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

DEED

Stamps: \$370.00
NORTH CAROLINA
VANCE COUNTY
PARCEL NO. 0035A01006

- and return to:
-) This deed prepared by Robert T. May, Jr., Banzet, Thompson, Styers, & May
 -) PLLC, a licensed North Carolina attorney, P.O. Box 535, Warrenton, NC
 -) 27589. Delinquent taxes, if any, to be paid by the closing attorney, Robert T.
 -) May, Jr., to the county tax collector upon disbursement of closing proceeds.

THIS DEED, made this 30th day of November, 2023, by WW Properties & Rentals, LLC, a North Carolina Limited Liability Company, of Henderson, NC, party of the first part; to Sheila Williams Owen, a single woman, 111 Fox Run, Henderson, NC 27536, party of the second part,

WITNESSETH:

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part has bargained, granted, sold and conveyed and by these presents does hereby bargain, grant, sell and convey to and unto the party of the second part, the following described land in Henderson Township, Vance County, North Carolina:

Tax Map 35A-1-6 (Lot 6 Oak Hollow)

Lot 6 adjacent Fox Run as shown on plat of Oak Hollow Subdivision as prepared by John L. Hamme, Civil Engineer and Land Surveyor, dated January 28, 1985 and recorded in Book "U", Page 429 of the Vance County Registry.

The above referenced lot is subject to the Restrictive Covenants as recorded in Book 598, Page 185 and Revised in Book 733, Page 21, Vance County Registry.

The above-described land is the identical land conveyed by WW Properties to WW Properties & Rentals, LLC, a North Carolina Limited Liability Company, by deed dated December 21, 2000, and recorded in said Registry in Book 907, Page 205.

This conveyance is subject to the following exceptions and encumbrances:

1. County ad valorem taxes for 2023 insofar as said taxes are prorated between the parties hereto;
2. The usual roadway and utility easements of right-of-way;
3. Restrictive Covenants filed in said Registry in Book 598, Page 185; and Book 773, Page 21;

The property conveyed herein is not the primary residence of the party of the first part.

TO HAVE AND TO HOLD the above-described land, together with all privileges and appurtenances thereto belonging, to and unto the party of the second part, in fee simple forever.

And the party of the first part does covenant with the party of the second part, that it is seized of said land in fee and has a good and lawful right to convey the same in fee simple, that the same is free and clear of all encumbrances, except any that may be specified herein, and it does hereby warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto subscribed its name and affixed its seal on the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

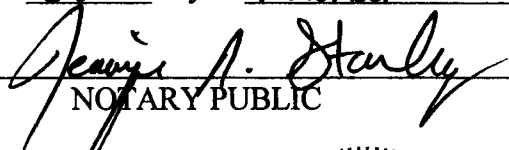
**WW Properties & Rentals, LLC, a North Carolina
Limited Liability Company**

By:  (SEAL)
Daniel White, Member-Manager

STATE OF NC
COUNTY OF VANCE

I, Jennifer N. Stanley, a Notary Public of said County and State, do hereby
certify that Daniel White, Member-Manager of **WW Properties & Rentals, LLC**, this day personally
appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 30th day of November, 2023.


NOTARY PUBLIC

My commission expires: 01-31-2026

