

BK 1436 PG 0832

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BOOK 01436 CASSANDRA D. NEAL
START PAGE 0832 END PAGE 0834
INSTRUMENT # 03034
RECORDING \$26.00
EXCISE TAX \$18.00
KHC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$18.00
Parcel ID:	0354B01046
Mail/Box to:	Warren Shackleford & Thomas, PLLC
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 46 Pool Rock Plantation

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18th day of August, 20 23, by and between:

GRANTOR	GRANTEE
Harleen Kang, an unmarried woman 2112 Artistry Drive Modesto, CA 95357	Tariq J. Nizam and wife, Caitlin J. Nizam 4808 Eagleroost Court Wake Forest, NC 27587

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Henderson, Vance County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 46, Pool Rock, Lakeside Section One, as shown on plat recorded in Plat Book U, Page 796, Vance County Registry.

Along with the above is Right of Way along Canoe Drive as shown on recorded plat.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1073 Page 153.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

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NC Bar Association Real Property Section Form No. 3 © Revised 02/2021
Printed by Agreement with the NC Bar Association

Submitted electronically by "warren, Shackleford & Thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Vance County Register of Deeds.

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A map showing the Property is recorded in Plat Book U, Page 796, Vance County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. Subject to current year ad valorem taxes and a valid survey.
- 2. Subject to Liens, Easements, Restrictions, and/or Rights of Way of record which may include an obligation to pay assessments.
- 3. Subject to Restrictive Covenants recorded in Book 650, Page 263, Vance County Registry.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Harleen Kang.
Harleen Kang f/k/a Harleen Virk

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public, do hereby certify that Harleen Kang f/k/a Harleen Virk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of August, 2023.

Notary Public

My Commission Expires: _____

See Attached

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus }
On August 21st 2023 before me, Cameron Armas, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Harleen Hong
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: North Carolina General Warranty Deed
Document Date: 8/18/2023 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator
☐ Other: _____ ☐ Other: _____
Signer is Representing: _____ Signer is Representing: _____