

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: 0075 02016A
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

L. J. Vena Kittrell Date: 9/27/23
Vance County Tax Office

FILED Sep 27, 2023 12:17 pm
BOOK 01437
PAGE 1290 THRU 1291
INSTRUMENT # 03436
RECORDING \$26.00
EXCISE TAX \$40.00

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 40.00

Recording Time, Book and Page

Tax Map No. 0075-02-016A

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: 843 Vaughan Street

THIS DEED made this 27th day of September, 2023 by and between

GRANTOR

Seward Fencing LLC
P. O. Box 63
Middleburg, N. C. 27556

GRANTEE

Main Stream Capital Investments, LLC,
A North Carolina Limited Liability Company
2495 S. Chavis Road
Kittrell, N.C. 27544

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:

BEGINNING at a stake on the westerly side of Vaughan Street, corner of lots #s 4 and 5 as shown on the plat hereinafter referred to, and run N. 60° 45' W 90 feet to iron pin; thence N. 38° 20' E. 41.6 feet to iron pin, corner of Lot #3; thence S. 60° 45' E. 85.6 feet to stake on Vaughan Street, corner of Lot #3; thence along Vaughan Street S. 32° 00' W. 40 feet to place of beginning, being Lot #4 as shown on plat of Williams & Hamme, Engineers, made February 21, 1969, and recorded in Vance County Registry, Plat Book "T" at Page 62.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1435, Page 1075, Vance County Registry.

A map showing the above described property is recorded in Plat Book "T", Page 62, 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 "T", Page 62, 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.

Seward Fencing, LLC _____ (SEAL)
By: Sacajaw O. Seward _____ (SEAL)
Sacajaw O. Seward, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, Sandra K. Clark, a Notary Public, do certify that Sacajaw O. Seward personally appeared before me and acknowledged that he is the Member/Manager of Seward Fencing, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by him as its Member/Manager.

This the 27th day of September, 2023.

My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

