

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: 0022 06015

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

Eun R McJhee Date: 5/5/22
Vance County Tax Office

FILED May 05, 2022 02:21 pm
BOOK 01415

PAGE 1059 THRU 1060

INSTRUMENT # 01965

RECORDING \$26.00

EXCISE TAX \$60.00

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

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$60.00

Recording Time, Book and Page

Tax Map No. 0022-06-015

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: 403 A/B Horner Street

THIS DEED made this 5th day of May, 2022 by and between

GRANTOR

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

GRANTEE

Main Stream Capital Investments, LLC
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:

Being known as 403 Horner Street and described as follows in Deed Book 421, Page 551, Vance County Registry:

Situate on Horner Street, Henderson, North Carolina, adjoining the lands of Phyllis Bullock, W.W. Parker and others:

Beginning at Phyllis Bullock's corner on Horner Street, thence along said P. Bullock's line South 51° West 100 feet to P. Bullock's lower corner; thence South 38° East 40 feet to a stake; thence North 51° East 100 feet to a stake on Horner Street; thence along said Street N. 38° West 40 feet to the beginning, containing 4,000 square feet.

Also another lot on Horner Street and an alley adjoining the lands of W. W. Parker and others, described as follows:

Beginning at Carrie Hays corner on Horner Street; thence along Horner Street 37 ½ feet to the alley; thence South 51° West 100 feet

to a stake; thence along W. W. Parker's land North 38° West 37 ½ feet to W. W. Parker and Carrie Hays corner; thence North 51° East 100 feet to the beginning. See Deed Book 93, Page 470.

The same being a part of the land deeded to Beecher Reavis and Edna Reavis by deed recorded in Book 220, Page 21, Vance County Registry.

For further reference and chain of title see Deed Book 636, Page 732, Lot No. 13, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1364, Page 775, Vance County Registry.

A map showing the above described property is recorded in Plat Book "___", Page ___, 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. Easements and/or Restrictive Covenants of record, if any.
- c. Grantor, pursuant to resolution and by and through all the members and managers of the LLC, transfers this property in furtherance of the dissolution of the LLC and as part of the winding up of the affairs of the LLC pursuant to N.C.G.S. §57D-6-07.

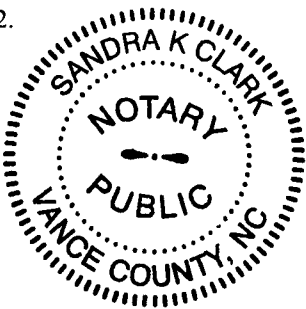
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

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

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, a Notary Public, do certify that **Sacajaw O. Seward** personally appeared before me and acknowledged that he is the **Managing Member** 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 Managing Member.

This the 5th day of May, 2022.
My Commission Expires: 05/24/2023



Sandra K. Clark
Notary Public