

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

RECORDED May 15, 2007
AT 04:41 pm

INSTRUMENT # 02501

Vance County 05-15-2007
NORTH CAROLINA

Real Estate
Excise Tax \$90.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____

Parcel Identifier No. _____

Verified By _____

County on the _____ day of _____, _____

by _____

Mail after recording to

PO Box 66, Henderson, NC 27536

This instrument was prepared by

HIGHT, FAULKNER & CARE- Jonathan S. Care

Brief description for the Index

265 Regina Lane, Henderson, NC 27537

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of May, 2007 by and between

GRANTOR

GENEVA HARGROVE HAWKINS,
Single

PO Box 511
Henderson, NC 27536

GRANTEE

A&A CUSTOM BUILDERS, LLC,
A NC Limited Liability Company

1911 Newton Dairy Road
Henderson, NC 27537

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, Williamsboro Township, Vance County, North Carolina and more particularly described as follows:

Being all of lot number twenty-two (22) of Key Estates Subdivision as shown on map of said Subdivision in Plat Book "V" at Page 825, Vance County Registry, North Carolina, said map is hereby made for further and a more complete description.

Attached to the tract of land is manufactured home described as follows: 1998 Horton Home, Serial # H156195G L&R, HUD date plate serial # GEO11526423 & GEO1152644.

The property herein above described was acquired by Grantor by instrument recorded in **Deed Book 1012, Page 177**, Vance County Registry.

A map showing the above described property is recorded in Plat Book "V", Page 825, Vance County Registry.

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:

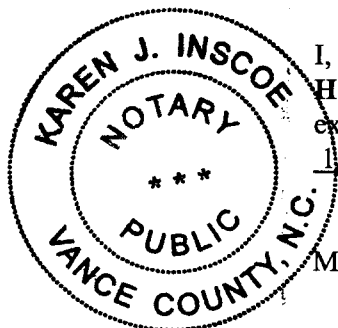
Road easements and rights-of-way and public utilities, easements and restrictions of public record.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Geneva Hargrove Hawkins (SEAL)
Geneva Hargrove Hawkins

SEAL-STAMP

NORTH CAROLINA, VANCE COUNTY



I, a Notary Public of the County and State aforesaid, certify that, **Geneva Hargrove Hawkins**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of May, 2007

My commission expires: 7/26/2009

Karen J. Inscow
Notary Public
Print Notary Name Karen J. Inscow

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By _____ Deputy/Assistant - Register of Deeds