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EXCISE TAX $12.00

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

Prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney, P.O. Box 247, Oxford NC 27565

Delinquent taxes, if any, to be paid by the closing attorney to the Vance County Tax Collector upon disbursement of closing proceeds.

Stamps: $12.00

STATE OF NORTH CAROLINA

COUNTY OF VANCE

COMMISSIONER'S DEED

THIS DEED, made and entered into this the 8th day of June, 2021, by and between N. KYLE HICKS, acting as Commissioner as hereinafter stated, Party of the First Part, and Kristina Wilkerson, Party of the Second Part, whose mailing address is 520 Azalea Drive, Henderson, NC 27536;

W I T N E S S E T H:

THAT WHEREAS, in that certain Tax Foreclosure Proceeding entitled "Vance County and City of Henderson, Plaintiffs vs. Lorraine Biggs and Spouse, if any, et al, Defendants", File No. 20-CVD-442, in the office of the Clerk of Superior Court of Vance County, brought and pending before the District Court of Vance County, North Carolina, a Judgment was made by said Court appointing N. Kyle Hicks as Commissioner to sell at public sale, subject to the confirmation of the Court, hereinafter described lands; and,

WHEREAS, said N. Kyle Hicks, acting as Commissioner as aforesaid, after due advertisement as required by law and said order of the Court, offered said lands for sale at public auction at the Courthouse door on Thursday, March 18, 2021, at which time Sean Henderson became the last and highest bidder, bidding the sum of $5,890.00; and,

WHEREAS, said N. Kyle Hicks reported said sale to the Court on March 18, 2021, and,

WHEREAS, the bid remained open for ten (10) days and no upset bids were placed; and,

WHEREAS, on April 20, 2021, said Court entered an Order approving and confirming said sale and directing said N. Kyle Hicks as Commissioner to make, execute and deliver to said Sean Henderson, a good and sufficient deed for said lands upon the payment to him of the said purchase price; and,

WHEREAS, on June 8, 2021, Sean Henderson filed an Assignment of Bid, assigning said bid to Kristina Wilkerson; and,

WHEREAS, said purchase price has been fully paid;

NOW, THEREFORE, said N. Kyle Hicks, acting as Commissioner as aforesaid, and under authority of said Order of Court and in consideration of the purchase price of $5,890.00, has bargained and sold and by these presents, does hereby bargain, sell and convey unto the Party of the Second Part, their successors and/or assigns, all of that certain tracts or parcels of land lying and being situate in the City of Henderson, Henderson Township, Vance County, North Carolina, and more particularly described as follows:

Tract 1:

All of that certain tract or parcel of land lying and being situate in Vance County, North Carolina, and more particularly described as follows:

the Americus Briders residence fronting 186 feet on an Alley 164 8/10 feet on JJ Betsoh line, 164 feet in rear and 188 feet on East side. See deed from S.L. Parham Exec. to J.M. Watson dated Dec. 16, 1908 for further description.

For further reference, see Deed in Book 60, Page 16, Vance County Registry.

(Vance County Tax Collector Account No. 30613, Parcel I.D. Number 0069 04009; 179 ft. Bridges Street, Henderson, NC)

Tract 2:

All of that certain tract or parcel of land lying and being situate in Vance County, North Carolina, and more particularly described as follows:

Lot No. 5 of the J.M. Watson land. It begins at Zollicoffer's corner of the Watson residence and runs N 7° E. 183 feet to an Alley thence along the Alley 78 1/2° E Seventy feet to Thos Homers cor of lot 6, thence S 7° W. 183 feet to Water St. Homers cor of No 6 thence along Water Street Seventy feet to the beginning.

For further reference, see Deed in Book 60, Page 16, Vance County Registry.

(Vance County Tax Collector Account No. 30613, Parcel I.D. Number 0069 04016; 70 ft. Water Street, Henderson, NC)

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging unto it, the said Party of the Second Part, their successors and/or assigns, in as full and ample a manner as said N. Kyle Hicks, acting as Commissioner as aforesaid, is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, the said Party of the First Part, N. Kyle Hicks acting as Commissioner as aforesaid, has hereunto set his hand and seal, this the day and year first above written.

_____(SEAL)
N. Kyle Hicks, Commissioner

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public for the County of Wake and State of North Carolina, do hereby certify that N. Kyle Hicks, acting as Commissioner herein, personally known to me, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this the 8th day of June, 2021.

JAMIE JOHNSON
Notary Public
Wake
County
My Comm. Exp.
08-06-2023
NORTH CAROLINA

_____
Jamie Johnson, Notary Public
My Commission Expires: 08/06/2023