FILED Feb 15, 2019 03:27 pm
BOOK 01355
PAGE 0525 THRU 0526
INSTRUMENT # 00600
RECORDING $26.00
EXCISE TAX (None)

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

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: 0452 03024
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Martin S Mann Date: 2-15-19
Vance County Tax Office

Excise Tax $Exempt Recording Time, Book and Page

Parcel I.D. Number: **0452 03024**

Mail after recording to: 109 W. Montgomery St. Henderson, NC 27536

This instrument was prepared by: **JONATHAN S. CARE, Attorney At Law, P.A., A licensed North Carolina attorney, (ji)**
TITLE NOT EXAMINED BY DRAFTSMAN

Brief description for the Index: Lot 6 Roberts Avenue, Henderson, NC

NORTH CAROLINA NON WARRANTY DEED

THIS DEED made this 12th day of **February, 2019** by and between

GRANTOR	GRANTEE
VANCE COUNTY, NORTH CAROLINA, A Body Politic	**JAMIE HENDERSON, Single**
122 Young Street, Ste E Henderson, NC 27536	**17 Fowler Lane 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, all that certain lot or parcel of land situated in, **Kittrell** Township, **Vance** County, North Carolina and more particularly described as follows:

Being Lot #6 containing 0.95 acre as appear on a certain plat dated June 2, 1977, by Luther E. Stegall, RLS, entitled "Lynnbank Acres Subdivision, Property of Charles C. Roberts and wife, Betsy W. Roberts" which plat appears of record in Plat Book "T", Page 649, Vance County Registry.

For further reference, see Deed of record in Book 930, Page 774, and Book 1271, Page 928, Vance County Registry.

*** Notice per NCGS §105-317.2: This property is not the primary residence of the Grantor.**

Notice of Sale was published in *The Daily Dispatch* on January 12, 2019 in accordance with NCGS 160A-269 and bid was accepted by the Vance County Board of Commissioners on February 4, 2019.

The property herein above described was acquired by Grantor by instrument recorded in **Deed Book 1271, Page 928,** Vance County Registry.

A map showing the above described property is recorded in Plat Book **"T"**, Page **649,** 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 conveys unto the Grantee all the rights, title and interest that the Grantor is seized of.

Title to the property hereinabove described is subject to the following exceptions:

a. **Existing restrictions, covenants, easements, rights of way for roadways and public utilities of record.**
b. **Vance County Ad Valorem Taxes for 2019 et seq. years.**
c. **Building setbacks, rights of way and all other matters as appear on Plat Book "T", Page 649, 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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

COUNTY OF VANCE

By _____
Archie B. Taylor, Jr., Chairman

State of North Carolina
County of Vance

I, a Notary Public of said County and State aforesaid, certify that Archie B. Taylor, Jr., Chairman for Vance County Board of Commissioners, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of Vance County North Carolina.

Witness my hand and official seal, this the 12th day of February, 2019.

Kelly H. Grissom
Notary Public

Print Notary Name: Kelly H. Grissom

My commission Expires: 9-24-2021

KELLY H. GRISSOM NOTARY PUBLIC VANCE CO., N.C.
(Notary Seal)