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🤹 Triad MLS 🛞 Surry Register of Deeds 🛮 🛞 Surry Co GIS 🛛 Rogers Auction Group 🔞 Rogers Admin 🔞 Bidwrangler Admin 🤝 Patrick County, VA 🤄

Owner: NOCKC

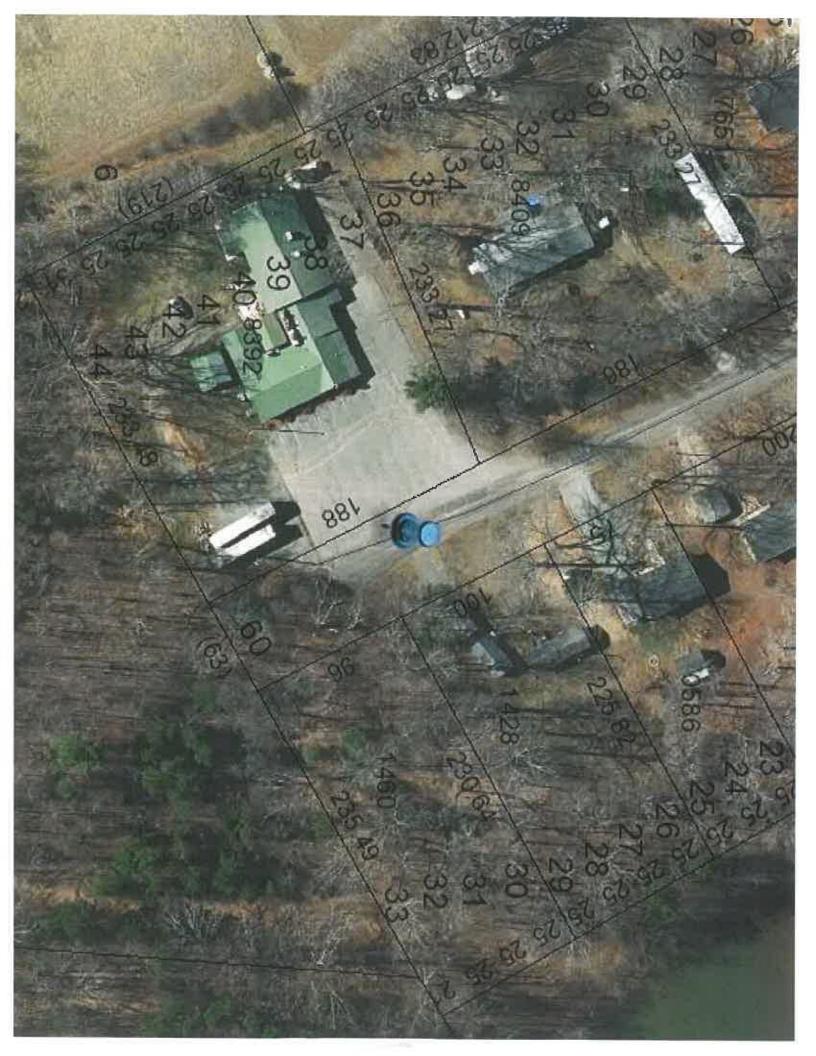
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11:25:01 AM BOOK 2278 PAGE 1435 - 1437 INSTRUMENT #2017000016174 Recording:\$26.00 Excise Tax:\$500.00 Deputy: MYATES

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$500.00		
Parcel Identifier No. 06024A00B0036A Verified by	County on the day of	, 20
Ву:		
Mail after recording to		
This instrument was prepared by <u>BRINKLEY WALSER STONER</u> Brief Description for the index: 366 VALIANT DR., LEXINGTON		
THIS DEED made the 242 day of July, 2017, by and between		
GRANTOR	GRANTEE	
Donald R. Payne and wife, Trudy M. Payne 6834 Colonial Club Drive Thomasville, NC 27360	Rockcrusher Properties, LLC 1302 Rockcrusher Road Lexington, NC 27292	

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, in and to all that certain lot or parcel of land situated in Cotton Grove Township, Davidson County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

DEED PREPARATION ONLY. NO TITLE OPINION RENDERED

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book <u>649</u>, Page <u>573</u>. A map showing the above described property is recorded in Plat Book <u>12</u>, Page <u>14</u>.

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, other than the following exceptions: All easements, rights of way, restrictions, reservations, and encumbrances of record. All City and County ad valorem taxes including those for year 2017 which Grantee herein assumes and agrees to pay.

This property is not the primary residence of the Grantors.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Donald R. Payne

Jud M. PAMe

Truck M. Payne

State of North Carolina - County of Ooxidson

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Donald R. Payne and wife, Trudy M. Payne

Date: 7 24 2017

(Official Seal)

MOLLY B. BROADWAY

Notary Public, North Carolina

Davidson County

My Commission Expires

9-30-2018

Molly B Broadway
(Official signature of notary)

Molly B. Broadway
(Notary's printed or typed name), Notary Public

My commission expires:

9-30-2018

EXHIBIT "A"

BEGINNING at a point in the front line of Lot No. 37, Block B, of Valiant Acres in the right of way of Valiant Drive, said point being South 25 degrees 04' East 11.07 feet from the common corner of Lots 36 and 37 on Valiant Drive; thence South 25 degrees 04' East with the front lines of Lots 37, 38, 39, 40, 41, 42, 43, and 44, Block B, of Valiant Acres, 191 feet to the southeast corner of Lot No. 44; thence with the southern line of Lot 44, South 61 degrees 31' 45" West 233.48 feet to the southwestern corner of Lot 44, thence with the rear lines of Lots 44, 43, 42, 41, 40, 39, 38, 37, and 36, 208 feet to a point in the rear line of Lot 36, said point being South 25 degrees 04' East 23.35 feet from the common corner of Lots 35 and 36; thence in an eastern direction, crossing Lots 36 and 37, to the beginning, being parts of lots 36 and 37 and all of Lots 38, 39, 40, 41, 42, 43, and 44 in Block B of Valiant Acres, a plat of which is recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Davidson County, North Carolina.