

BK 3027 PG 657 - 658

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$473.00
Parcel Identifier No. Property 1:
4636-42-6159 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Thomas & Webber, PLLC, 514 Williamson Road, Suite 421, Mooresville, NC 28117
This instrument was prepared by: Thomas & Webber, PLLC, 514 Williamson Road, Suite 421, Mooresville, NC 28117
Title Insurance Company: Master Title Agency, Inc.
Brief description for the Index: Lot 1 and FF, Cove View Park

THIS DEED made this 8 day of November, 2023, by and between

GRANTOR	GRANTEE
The Estate of Kenneth Ray Chavers Brandon R. Chavers, Heir, and Priscila Chavers, Married 418 Putnam Drive Wilmington, NC 28411	Douglas A. Wheeler, Single Property Address: 158 Cove View Drive Mooresville, NC 28117 Mailing Address: 1705 Poplar Springs Road Statesville, NC 28625

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in Iredell County, North Carolina and more particularly described as follows:

BEING all of Lot Number 1 and lettered lot FF of the subdivision known as COVE VIEW PARK, a map of which is recorded in the Office of the Register of Deeds for Iredell County, North Carolina, in Map Book 11, at Page 56.

Commonly known as 158 Cove View Drive, Mooresville, NC 28117.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 773 page 938, 21E829.

All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.

Delinquent property taxes, if any, are to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

A map showing the above described property is recorded in Plat Book 11 page 56.

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:

- 1. Ad valorem taxes for the current year (prorated through the date of Settlement);
- 2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

The Estate of Kenneth Ray Chavers

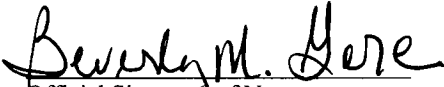
 (SEAL)
Brandon R. Chavers, Heir

 (SEAL)
Priscila Chavers

STATE OF NORTH CAROLINA
COUNTY OF ~~IREDELL~~ New Hanover **BMG**

I, Beverly M. Gore, Notary Public, do hereby certify that Brandon R. Chavers, Heir of The Estate of Kenneth Ray Chavers and Priscila Chavers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8 day of ~~November~~ November, 2023.


Official Signature of Notary
Printed or typed name of Notary
Beverly M. Gore
My Commission Expires:
Sept 1, 2027

