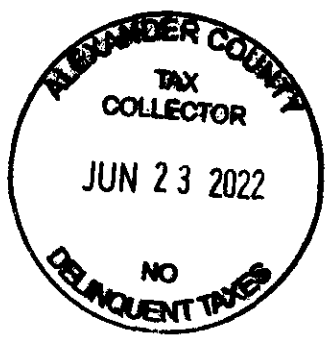


Type: DEED
Recorded: 6/23/2022 11:37:07 AM
Fee Amt: \$28.00 Page 1 of 3
Revenue Tax: \$2.00
Alexander, NC
Scott H. Hines Register of Deeds
File#



BK 653 PG 2368 - 2370

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ ^{mⁿ} 2.00

Parcel Number: _____
Verified by _____ County on the _____ day of _____, 2022
By: _____

gab ✓ Mail/Box to: _____
This instrument was prepared by: Mark T. Davis, Attorney, P.O. Box 1087, Taylorsville, NC 28681
Brief description for the Index: _____

THIS DEED made this 23 day of June, 2022, by and between:

Grantor: James D. Hunt and wife, Kristy J. Hunt
Address: _____

Grantee: Nguyen & Quach Properties, LLC,
A North Carolina Limited Liability Company
Address: 810 4th St NE
Conover NC 28613

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 the City of _____, Taylorsville Township, Alexander County, North Carolina and more particularly described as follows:

For complete description see Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 541 at Page 450.

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

A map showing the above described property is recorded in Plat Book _____ at Page _____.

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 matters of record.

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

James D. Hunt (SEAL) Kristy J. Hunt (SEAL)
James D. Hunt Kristy J. Hunt

STATE OF NORTH CAROLINA
COUNTY OF ALEXANDER

I, Debra B. Davis, the undersigned Notary Public of the County and State aforesaid, certify that James D. Hunt and wife, Kristy J. Hunt, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this the 23rd day of June, 2022.

Debra B. Davis
Notary Public

Printed Name: Debra B. Davis

My Commission Expires: 8-16-2024

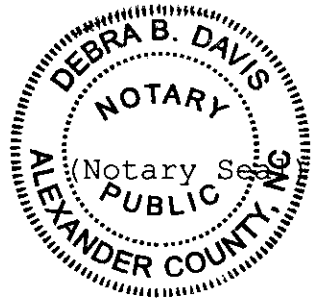


EXHIBIT "A"

BEGINNING at a 2-inch pipe control corner, said 2-inch pipe control corner being the southeastern corner of the property of James D. Hunt and Kristy Hunt from Deed recorded in Book 541 at Page 450 of the Alexander County Registry; thence North 84 degrees 17 minutes 39 seconds West 62.12 feet to a new iron set; thence continuing North 84 degrees 17 minutes 39 seconds West 54.64 feet to a computed point in the approximate centerline of Gravel Hill Court, SR 1324; thence with the centerline of Gravel Hill Court, North 74 degrees 13 minutes 58 seconds East 128.49 feet to a computed point; thence South 9 degrees 7 minutes 50 seconds West 22.05 feet to a new iron set; thence continuing South 9 degrees 7 minutes 50 seconds West 25.07 feet to a 2-inch pipe control corner, the point and place of BEGINNING, containing 0.063 acres according to survey of Wesley G. Fox, PLS, dated 4/27/22 for Nguyen & Quach Properties, LLC, this being a small portion of the property conveyed to James D. Hunt and Kristy Hunt by Deed recorded in Book 541 at Page 450 of the Alexander County Registry.

Nguyen&QuachProp.Deed.frmHunt.6.17.22.sb