

BK 2128 PG 905 - 907 (3)
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Fee: \$26.00
Caldwell County, North Carolina
Wayne L. Rash, Register of Deeds

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Tax: \$130.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$130.00

Parcel Identifier No.: 06190-2-20

Mail after recording to: Vanderbloemen, Fleischer & White, PLLC, 7 14th Street Southwest, Ste 100, Hickory, NC 28602

This instrument was prepared by: Vanderbloemen, Fleischer & White, PLLC, 7 14th Street Southwest, Ste 100, Hickory, NC 28602

Brief Description from the Index: Lot 63 shown on Plat Book 18, at Page 148

THIS DEED made this 13th day of February, 2025, by and between

GRANTOR

Candis S. Hagaman, a widow
4703 McCall Town Rd
Granite Falls, NC 28630

GRANTEE

Christopher Douglas Howell and
Chassidy Campbell Howell,
husband and wife, as tenants by the entirety
486 Starnes Lane
Taylorsville, NC 28681

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 City of Lenoir, Caldwell County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 1705, Page 1268, Caldwell County Registry. The estate of Charles Jeffrey Hagaman file No. 18-E-658 in Caldwell County, North Carolina. Charles Jeffrey Hagaman passed away September 22, 2018.

Submitted electronically by "Vanderbloemen, Fleischer & White, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Caldwell County Register of Deeds.

A map showing the above described property is recorded in Plat Book 18, Page 148, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Subject to restrictions as set out in Book 1267, Page 1380, Caldwell County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

C S Hagaman
Candis S. Hagaman

STATE OF NORTH CAROLINA
COUNTY OF Caldwell

I, the undersigned, Notary Public, do hereby certify that **Candis S. Hagaman** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17 day of February, 2025.

Elizabeth H. Bess
Official Signature of Notary

Elizabeth H. Bess
Printed or typed name of Notary

My Commission Expires: 8-11-2028

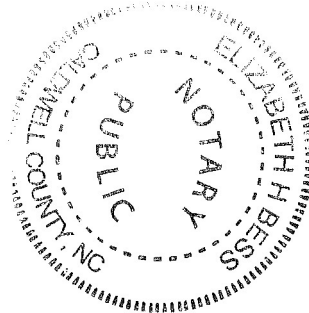


Exhibit "A"

Being Lot 63, Stone Creek, Section IV, recorded in Plat Book 18, Page 148, Caldwell Co. Registry, reference to which is hereby made for greater certainty of description.

Subject to restrictions as set out in Book 1267, Page 1380, Caldwell Co. Registry.

Tax Parcel Number: 06190-2-20

Property Address: 4061 Stone Creek Court, Lenoir, NC 28645