

Type: DEED
Recorded: 6/10/2022 8:09:42 AM
Fee Amt: \$50.00 Page 1 of 3
Revenue Tax: \$24.00
Alexander, NC
Scott H. Hines Register of Deeds
File#

BK 653 PG 1141 - 1143

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 24.00

Parcel Identifier No. 0021588 Verified by _____ County on the ____ day of _____, 20__
By: _____

✓ Mail/Box to: Bruce W. Vanderbloemen, Vanderbloemen & White, PA, P.O. Drawer 1320, Lenoir, North Carolina 28645

This instrument was prepared by: Vanderbloemen & White, PA, P.O. Drawer 1320, Lenoir, North Carolina 28645

Brief description for the Index: _____

THIS DEED made this 9th day of June, 2022, by and between

GRANTOR	GRANTEE
Timothy Dale Dunn as Administrator of The Estate of Juanita May Rutherford Dunn (aka Juanita M. Dunn), estate file 20-E-258, Alexander County Clerk of Court	Timothy D. Dunn, married 3297 Spring Hollow Dr Lenoir, NC 28645

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

See Attached Exhibit "A" incorporated herein by reference as if fully set out herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 189 page 253.

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 _____ 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:

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

Juanita May Rutherford Dunn Estate (SEAL)

By: [Signature] (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Timothy Dale Dunn Administrator (SEAL)

Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

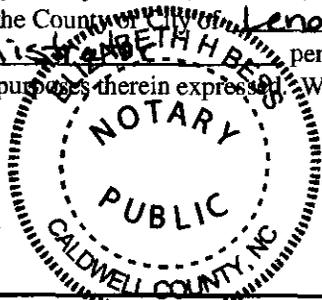
By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Caldwell

I, the undersigned Notary Public of the County or City of [Signature] and State aforesaid, certify that Timothy Dale Dunn, Administrator 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 9 day of June, 2022

My Commission Expires: 8-11-2023 (Affix Seal)



[Signature] Elizabeth H. Bess Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Alexander

I, the undersigned Notary Public of the County or City of Caldwell and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 6th day of June, 2022.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name

EXHIBIT "A"

BEING all of Lots Nos. 2, 4, 6, 8, 10, and 20 ft. of Lot No. 12, as shown on Map of the Bell and St. Clair Addition to the Town of Taylorsville, said Map being duly recorded in the Office of the Register of Deeds for Alexander County in Book 10, page 126, and Map Book 1, page 2, to which reference is hereby made for a more particular and accurate description of said lots by *metes and bounds*.

Title reference is made to the Will of Junius L. Sharpe and to Deed from W. 2. Price and wife, Lucy Price, to J. L. Sharpe, dated September 16, 1926, recorded in Book 14, page 281.

Prepared by Vanderbloemen and White, P.A. The attorneys who prepared this instrument have not performed a title examination of the subject realty and therefore make no opinion or warranty as to the quality of title.