Type: DEED
Recorded: 12/2/2021 3:26:16 PM
Fee Amt: $486.00 Page 1 of 4
Revenue Tax: $460.00
Alexander, NC
Scott H. Hines Register of Deeds
File#

BK 646 PG 2488 - 2491

ALEXANDER COUNTY TAX COLLECTOR
DEC 02 2021
NO DELINQUENT TAXES

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $460.00

Parcel Number: 0003338
Verified by _____ County on the _____ day of _____, 2021
By: _____

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 2nd day of December, 2021, by and between:

Grantor: JOSH LAIL & CO., LLC, a/k/a JOSH LAIL & COMPANY, LLC, a North Carolina Limited Liability Company

Address: P.O. Box 6012
Hickory, NC 28603

Grantee: ANA MARIA PAZ AVALOS

Address: 192 Crestwood Loop
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 the City of _____, Wittenburg 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 640 at Page 1928.

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 3 at Page 57.

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.

Josh Lail & Co., LLC,
a/k/a Josh Lail & Company, LLC

By: _____ MEMBER/MANAGER _____ (SEAL)
Joshua David Lail, Managing Member

STATE OF NORTH CAROLINA

COUNTY OF ALEXANDER

I, Debra B. Davis, the undersigned Notary Public of the County and State aforesaid, certify that Joshua David Lail personally came before me this day and acknowledged that he is the Managing Member of Josh Lail & Company, LLC, a North Carolina Corporation, and that by authority duly given and as the act of said 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 the 2nd day of December, 2021.

Debra B. Davis
Notary Public

Printed Name: Debra B. Davis

My Commission Expires: 8-16-2024

(Notary Seal)

DEBRA B. DAVIS
NOTARY
PUBLIC
ALEXANDER COUNTY, NC

Ana Maria Paz Avalos/Deed

EXHIBIT "A"

BEING ALL OF LOT 10, Block "C" of the Pinecrest Park Subdivision as the same is shown on plat thereof recorded in Plat Book 3 at Page 57, Alexander County Registry.

FOR BACK TITLE see Deed recorded in Book 640 at Page 1928 of the Alexander County Registry, this being the same property therein conveyed.

pazAvalos.AnaMaria.EXA.11.1.21.sb