

464974



PASQUOTANK COUNTY

Deed number 21-760

Transfer tax \$ 8,500.00 pdcw

Delinquent tax \$ 0

Yvonne Ardore
Pasquotank County Assessor's Office

This document presented and filed:
06/18/2021 02:32:37 PM

Clementine White
CLEMENTINE WHITE, Pasquotank County, NC
Excise Tax: \$1,700.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 891304621676 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Trimpi & Nash, LLP, 200 N. Water St, Ste 2A, Elizabeth City, NC 27909
This instrument was prepared by: Thomas P. Nash, IV
Brief description for the Index: 1111 Halstead Blvd.

THIS DEED made this 10th day of June, 2021, by and between

GRANTOR	GRANTEE
<p>Vanco, Inc., a Virginia corporation FKA Miles Jennings, Inc., A Virginia corporation, DBA Vanco of Virginia, Inc. in North Carolina</p> <p>111 Drysdale Court Cary, NC 27511</p>	<p>Rich, Rich & Phillips, a North Carolina General Partnership</p> <p>1468 Carolina Ave Washington, NC 27889</p>

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 or parcel of land situated in the City of Elizabeth City, Elizabeth City Township, Pasquotank County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is a part of a tax-deferred exchange undertaken in accordance with Section 1031 of the Internal Revenue Code of 1996 as amended and the regulations issued thereunder.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 457, Page 609, Pasquotank County Registry.

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 Deed Book 389, Page 486, Pasquotank County Registry.

This instrument prepared by Thomas P. Nash, IV, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions, rights of way of record, public service utility easements, if any and 2021 Ad Valorem Taxes.

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

Vanco, Inc., a Virginia corporation FKA Miles Jennings, Inc., a Virginia corporation DBA Vanco of Virginia, Inc. in North Carolina

By: Robert S. Ezell (SEAL)
Robert S. Ezell, President

STATE OF North Carolina
COUNTY OF Wilson

I, Susan H. Lucas, Notary Public certify that Robert S. Ezell personally came before me this day and acknowledged that he is the President of Vanco, Inc., a Virginia corporation FKA Miles Jennings, Inc., a Virginia corporation DBA Vanco of Virginia Inc, in North Carolina, 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 official seal, this the 14th day of June, 2021.

Susan H. Lucas
Notary Public

My Commission Expires: August 18, 2022

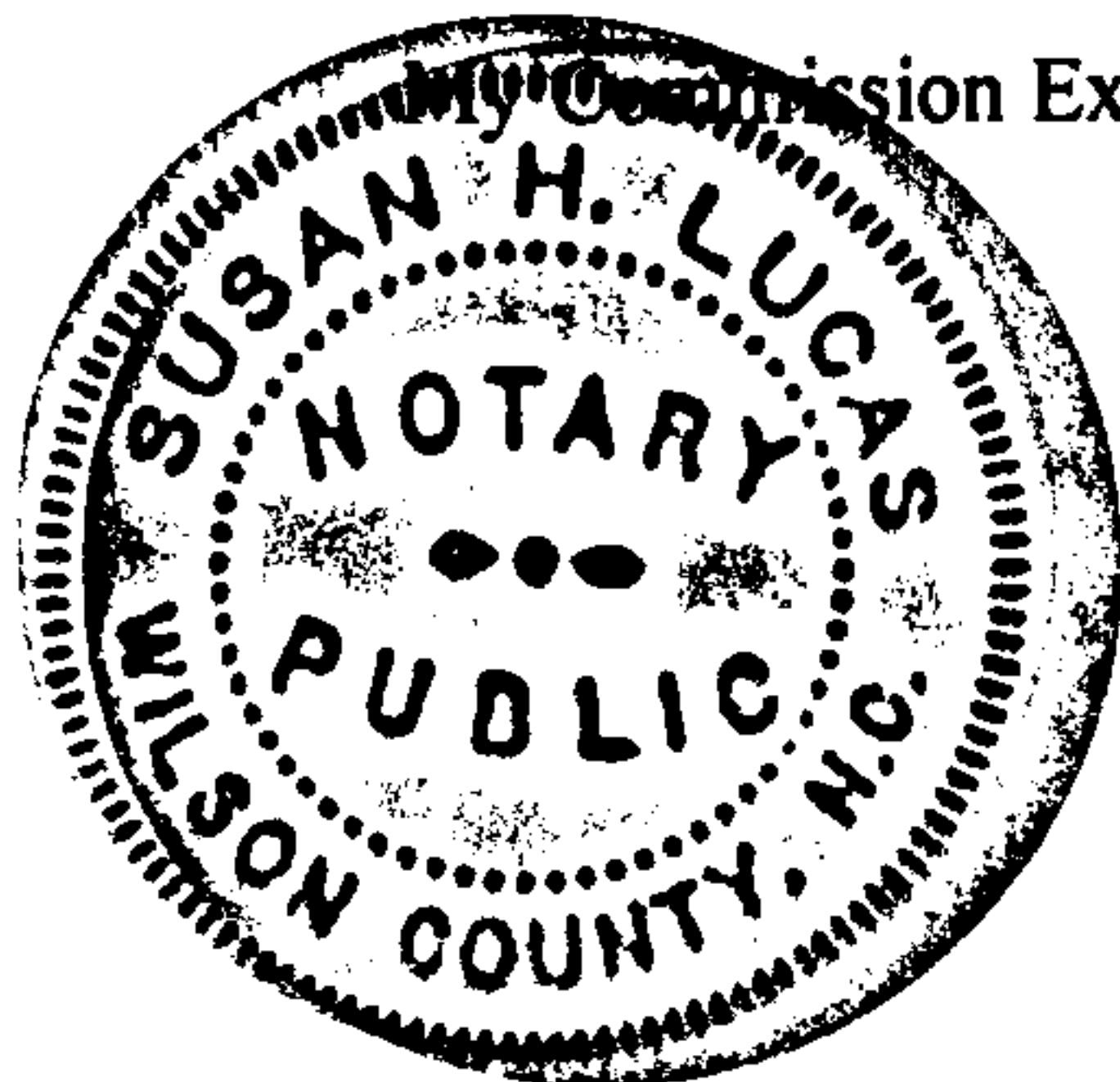


EXHIBIT "A"

That certain tract of land bounded now or formerly as follows: North by Halstead Boulevard; East and South by the property of Halstead Enterprises, LLC (formerly Miles Jennings, Inc.); and West by Arkcar Farms, Inc. (formerly Nash); said tract being more particularly described according to a map prepared by S. Elmo Williams, Registered Surveyor dated September 12, 1977, which map is recorded in Book 389, Page 496 in the Pasquotank County Public Registry and made a part hereof by reference, said tract described by metes and bounds as follows:

BEGINNING at a point in the Southerly margin of Halstead Boulevard which point is on the line of division between the property herein described and the formerly Nash property (now Arkcar Farms, Inc.); thence along the Southerly margin of the said Halstead Boulevard South $70^{\circ} 07' 20''$ East 120.2 feet to a point; thence continuing along said margin South $70^{\circ} 40'$ East 119.8 feet to a point; thence South $10^{\circ} 27'$ East 676.25 feet to a point; thence South $79^{\circ} 33'$ West 235.27 feet to a point; thence North $10^{\circ} 27'$ West 752.78 feet to a point; thence North $21^{\circ} 47' 40''$ East 51.63 feet to a point, being the point and place of beginning, containing 4 acres.