

Type: CRP
Recorded: 7/1/2022 11:32:35 AM
Fee Amt: \$246.00 Page 1 of 3
Revenue Tax: \$220.00
Wilson, NC
Lisa J. Stith Register of Deeds

BK 2971 PG 893 - 895

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 220.00

Parcel Identifier No. 3712-03-5155 Verified by _____

By: _____

This instrument prepared by, Becker Law Offices, PC,
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 proceedings. _____

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: Lot 19 Section VI Quail Point

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

GRANTOR	GRANTEE
Ticon Properties, LLC, a North Carolina limited liability company	ZMS Properties LLC a North Carolina limited liability company
Address: 2828 Pickett Road, Ste. 120 Durham, NC 27705	Mailing Address: <u>5028 Winding View Ln</u> <u>Raleigh, NC 27615</u>
	Property Address: 2020 Westwood Ave. W. Wilson, NC

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 _____, _____ Township, Wilson County, North Carolina and more particularly described as follows:

Submitted electronically by "Becker Law offices, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wilson County Register of Deeds.

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2544, Page 832.

A map showing the above described property is recorded in Plat Book 35, Page 24.


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:

Subject to all easements, restrictions and rights-of-way of record.

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

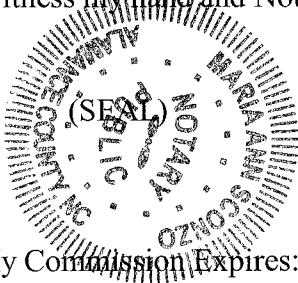
Ticon Properties, LLC,
a North Carolina limited liability company


By: 
W. Jack McGhee, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **W. Jack McGhee** personally came before me this day and acknowledged that he is the **Manager of Ticon Properties, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he voluntarily executed the foregoing instrument in its name on its behalf as its act and deed.

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



Sign: 

Print: Maria Ann Sconzo Notary Public

My Commission Expires: 6/2/2023

EXHIBIT A

Property located on the east side of Westwood Avenue and BEING all of **Lot 19**, containing 0.75 acres, more or less, Section VI, QUAIL POINT, as shown plat map entitled "Property of Zettie D. Thompson (Lot 19) and C.T. Property Management, Inc. (Lot 20) Recombination Plat", recorded in Plat Book 35 at Page 24, Wilson County Registry, to which reference is made.

Together with the permanent and perpetual, but non-exclusive, right to use the 20 foot utility easement shown on the map for the discharge of storm and surface water into the drainage system servicing the storm water and surface water detention pond located on Lot 17 as shown on map entitled "Final Plat Lot 16, Quail Point Section Three, Property of J.M. Boyette Heirs" recorded in Plat Book 31, Page 2 of the Wilson County Registry, together with the permanent and perpetual, but non-exclusive right to discharge the storm water and surface water into said detention pond in accordance with the Maintenance Agreements with the City of Wilson and subject to the Charter Provisions, Bylaw Provisions and Maintenance Agreement of Quail Pond Owners Association, Inc.

Subject to Cross Easement Declaration recorded in Book 2586 at Page 283, Wilson County Registry.

Subject to all easements, restrictions and rights-of-way of record.

This property has a street address of 2020 Westwood Ave., Wilson NC and a tax parcel #3712-03-5155.