

FILED  
Person County  
Russell Jones  
Tax Administrator

FILED in PERSON County, NC  
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by: AMANDA W. GARRETT  
REGISTER OF DEEDS  
Book 915 Page 27



Issued Jan 20, 2016  
\$110.00  
State Of North Carolina  
Person County  
Real Estate Excise Tax  
363274

**WARRANTY DEED**

Stamps: \$110.00

PREPARED BY: KING LAW GROUP, PLLC

NORTH CAROLINA  
PERSON COUNTY

THIS DEED, made and entered into this 15<sup>th</sup> day of ~~December~~ January, 2016, by and between Charles S. Hester, Jr. and spouse, Carl Valloric, Grantor and Glen H. Tellefsen, 1209 Indian Trail Drive, Raleigh, North Carolina, 27609 Grantee;

WITNESSETH:

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.

That the GRANTOR, for good and valuable consideration in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said GRANTEE, their heirs and assigns, the following described real property:

**Tract #1:** That certain tract or parcel of land lying and being in the Mt. Tirzah Township, Person County, North Carolina and being more specifically all that parcel as shown and depicted on that plat of survey entitled "PART OF FRANKLIN AND HUNT FARM KNOWN BY GOV'T. NO. G-19-P PERSON COUNTY - N. CAROLINA" dated February 15, 1957 of record in Plat Book 6, Page 82, Person County Registry. This is that same property conveyed to Charles S. Hester in Book 78, Page 430 and Book 77, Page 471, Person County Registry.

**Tract #2:** That certain tract or parcel of land lying and being in the Mt. Tirzah Township, Person County, North Carolina and being more specifically that parcel described in the conveyance from Oliver W. Cash *et als* to Charles S. Hester recorded in Book 303, Page 333, Person County Registry.

The above-described parcels are also designated as Tax Map A111, Lot 5, Person County Tax Office.

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Also conveyed herewith are those perpetual and appurtenant Deed of Easements more particularly described in Book 185, Page 563 and Book 303, Page 329, Person County Registry. Said conveyance is subject to that Deed of Easement described in Book 185, Page 562, Person County Registry.

The property does not include the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

TO HAVE AND TO HOLD the above described premises, together with all privileges and appurtenances thereunto belonging unto the said GRANTEE and their heirs and assigns in fee simple forever.

And the GRANTOR hereby covenants that they are seized of the premises in fee and have the right to convey the same in fee simple; that the same are free and clear of all encumbrances and that they will forever warrant and defend the title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the GRANTOR has hereunto set their hand and seal, the day and year first above written.

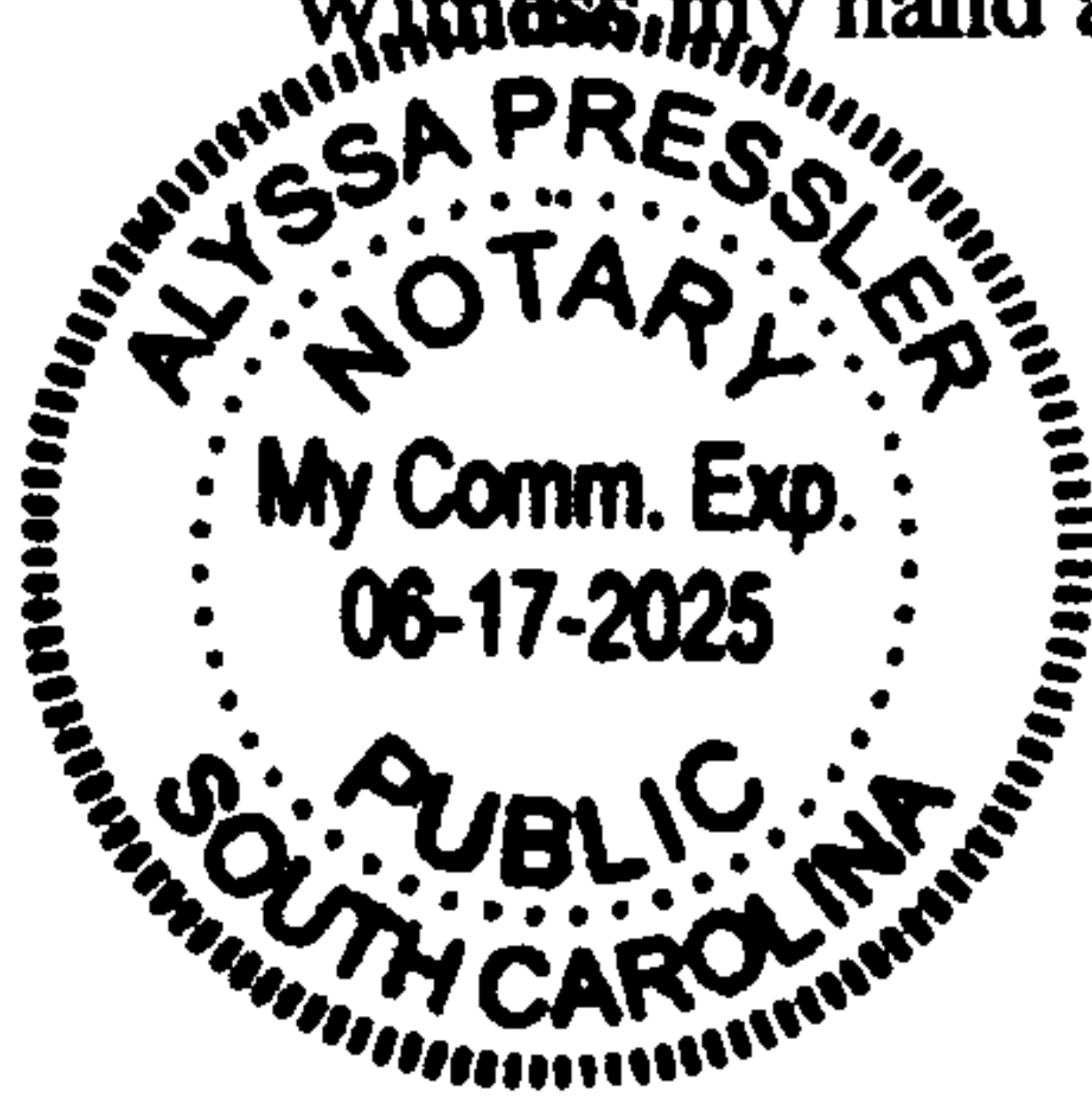
Charles H. Hester, Jr. (Seal)  
Charles H. Hester, Jr.

Carl Valloric (Seal)  
Carl Valloric

STATE OF SOUTH CAROLINA  
COUNTY OF Charleston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles H. Hester, Jr. and spouse, Carl Valloric and that I have either (i) personal knowledge of the identity of the principal or (ii) satisfactory evidence of the principal's identity, said evidence being \_\_\_\_\_.

Witness my hand and official seal, this the 15 day of December, 2015.



Alyssa Pressler  
NOTARY PUBLIC

Alyssa Pressler  
Printed Notary Name

My Commission Expires: 06-17-2025

Document shows proof /acknowledgement before officer authorized to take proof /acknowledgement; acknowledgement includes officer's signature, commission expiration date, official seal, if required.

Amanda W. Garrett, Person County Register of Deeds

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