

FILED May 23, 2024 10:19 am FILED  
 BOOK 01446 VANCE  
 PAGE 0602 THRU0604 COUNTY NC  
 INSTRUMENT # 01587 CASSANDRA D. NEAL  
 RECORDING \$26.00 REGISTER  
 EXCISE TAX \$64.00 OF DEEDS  
 CDT

This instrument is prepared by Michael E. Satterwhite, a licensed NC attorney. Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$64.00
Parcel ID:	0453 05004
Mail/Box to:	Michael E. Satterwhite P.O. Box 1820 Henderson, NC 27536
Prepared by:	STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC - Michael E. Satterwhite
Brief description for the Index:	01 Bearpond Road, Henderson, Vance County, North Carolina 27537

THIS GENERAL WARRANTY DEED ("Deed") is made on the 15<sup>th</sup> day of May 2024 by and between:

GRANTOR	GRANTEE
RICHARD S. BLANKS and wife, RACHEL H. BLANKS 2006 Knollwood Road Roanoke, VA 24018	LAWRENCE V. McDONOUGH, JR., Unmarried 10008 Thomas Jefferson Hwy Charlotte Court House, VA 23923

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of \_\_\_\_\_, Kittrell Township, Vance County, North Carolina and more particularly described as follows (the "Property"):

**One acre of land bounded on the north by Hawkins Avenue, on the east and south by lands formerly owned by Piedmont Supply Company now owned by George T. Roberson, on the west by lands formerly owned by Rob Stewart, now owned by Elmore, the same being Tract #2 as set forth in a deed dated November 19, 1930 by J.H.**

Blanks to Lalia Blanks Parks and a deed dated June 8, 1942 by J.L. Parks and wife, Lalia Blanks Parks to Richard P. Blanks, and a deed dated August 17, 1974, by Richard P. Blanks and Myrtle C. Blanks to Richard P. Blanks and Myrtle C. Blanks, and being the same as shown on survey dated January 29, 1971 and revised February 9, 1971, and July 30, 1971, made by Jess A. Sullins, Jr., Engineer and Surveyor, as appears in Plat Book "T" Page 59 in the office of the Register of Deeds of Vance County. [24-MS-242TK]

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 501 page 538

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book "T" page 59

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "T" Page 59, Vance County Registry.
- c. Terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.
- d. Vance County ad valorem taxes for 2024 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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

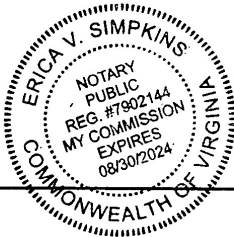
Richard S. Blanks (SEAL)  
RICHARD S. BLANKS

Rachel H. Blanks (SEAL)  
RACHEL H. BLANKS

State of VIRGINIA - County or City of Roanoke

I, the undersigned Notary Public of the County or City of Roanoke and State aforesaid, certify RICHARD S. BLANKS and wife, RACHEL H. BLANKS, 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 15<sup>th</sup> day of May 2024.

My Commission Expires: 8/30/2024  
(Affix Seal)



Erica V. Simpkins  
Signature of Notary Public  
Erica V. Simpkins Notary Public  
Notary's Printed or Typed Name