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| FILED        | Jun 20, 2023 |
| AT           | 01:30:00 PM  |
| BOOK         | 16537        |
| START PAGE   | 0028         |
| END PAGE     | 0030         |
| INSTRUMENT # | 12492        |
| EXCISE TAX   | \$24.00      |

THIS INSTRUMENT PREPARED BY 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.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$24.00

Parcel Identifier No. 66039930910000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Huneycutt Law, PLLC, P. O. Box 309, 319 N. Central Avenue, Locust, NC 28097

This instrument was prepared by: Huneycutt Law, PLLC, P. O. Box 309, 319 N. Central Avenue, Locust, NC 28097

Brief description for the Index: Vacant Lot on Glenmore Road, Gold Hill NC, 230285

THIS DEED made this 19th day of June, 2023, by and between

#### GRANTOR

James Ray Miller and wife, Angela P. Medlin  
8480 Red Road  
Rockwell, NC 28138

and

Ronald David Miller and wife, Tammy S. Miller  
605 Pecan Street  
Rockwell, NC 28138

#### GRANTEE

Robert Glenn Hancock, II, a married man  
10840 Highway 601  
Midland, NC 28107

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, parcel of land or condominium unit situated in the City of Gold Hill, Cabarrus County, North Carolina and more particularly described as follows:

Lying on the South side of the Carolina and Northwest Railroad, beginning on the corner of A.M. Troutman's right of way thence N. 54 W 405 feet to an iron stake on C.D. Plyler's line, thence with his line S. 20 E 399 feet to A.M. Troutman's right of way line, thence N. 54 E. with his line back to the beginning corner, containing 1 acre more or less.

Submitted electronically by "Huneycutt Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the Memorandum of Understanding with  
the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).

For reference, see Deed recorded in Record Book 412, Page 531 in the Office of the Register of Deeds for Cabarrus County, North Carolina.

The following information is included for reference purposes only:

Current Parcel ID No.: 66039930910000

Current Street Address: N/A- Vacant Lot on Glenmore Road, Gold Hill, NC 28071

Within the meaning of N.C.G.S. § 105-317.2, as of the date first set forth hereinabove, the property described herein IS NOT the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 412, Page 531.

All or a portion of the property herein conveyed \_\_\_\_ includes or ☒ does not include the primary residence of a Grantor.

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:

Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state or federal laws, ordinances, or regulations relating to zoning, environment, use, construction, or development of the subject property.

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

James Ray Miller (SEAL)  
Print/Type Name: James Ray Miller

Angela P. Medlin (SEAL)  
Print/Type Name: Angela P. Medlin

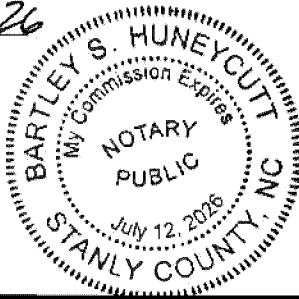
Ronald David Miller (SEAL)  
Print/Type Name: Ronald David Miller

Tammy S. Miller (SEAL)  
Print/Type Name: Tammy S. Miller

State of North Carolina – County of Stanly

I, the undersigned Notary Public of the County and State aforesaid, certify that James Ray Miller and Angela P. Medlin 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 19<sup>th</sup> day of JUNE, 2023.

My Commission Expires: 12 JULY 2026

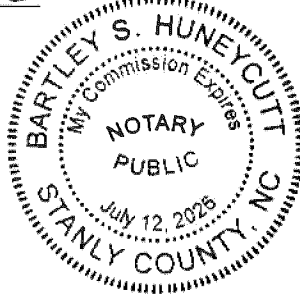


[Signature]  
Notary Public

State of North Carolina – County of Stanly

I, the undersigned Notary Public of the County and State aforesaid, certify that Ronald David Miller and Tammy S. Miller 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 19<sup>th</sup> day of JUNE, 2023.

My Commission Expires: 12 JULY 2026



Bartley S. Huneycutt  
Notary Public