

FILED	Jul 03, 2023
AT	04:15:00 PM
BOOK	16556
START PAGE	0192
END PAGE	0195
INSTRUMENT #	13635
EXCISE TAX	\$141.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$141.00

Parcel Identifier No. 66038842250000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: The Law Office of Robert Forquer, PLLC, 110 Matthews Station Street, Suite 1E, Matthews, NC 28105This instrument was prepared by: The Law Office of Robert Forquer, PLLC, 110 Matthews Station Street, Suite 1E, Matthews, NC 28105

Brief description for the Index: _____

THIS DEED made this 30th day of July, 2023, by and between**GRANTOR****GRANTEE**

Teresa S. Jacobs, an unmarried woman and Rickey L
Swaringen and spouse Tara Swaringen
755 Barringer St
Salisbury, NC 28146

Robert Hancock and spouse Jill Hancock
15880 Glenmore Road
Gold Hill, NC 28071

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

CABARRUS

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15756 page 0283.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

1. Easements, rights-of-way, and restrictions of record.
2. Ad valorem taxes for the current year, not yet due and payable.

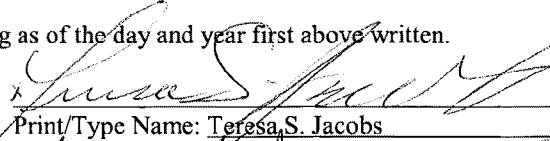
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

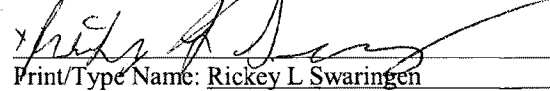
(Entity Name)

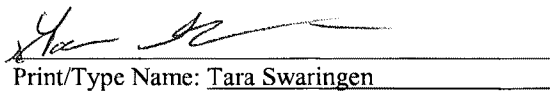
By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

 (SEAL)
Print/Type Name: Teresa S. Jacobs

 (SEAL)
Print/Type Name: Rickey L Swaringen

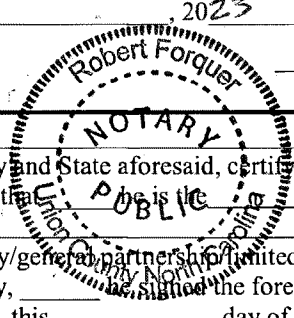
 (SEAL)
Print/Type Name: Tara Swaringen

Print/Type Name: _____

State of NORTH CAROLINA - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Teresa S. Jacobs 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 3rd day of July, 2023.

My Commission Expires: 11/7/2026

 Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

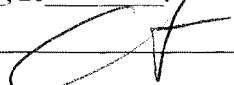
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

State of NORTH CAROLINA - County of Mecklenburg
 I, the undersigned Notary Public of the County and State aforesaid, certify that Rickey L Swaringen and Tara Swaringen
 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 3rd day of July, 2023.
 My Commission Expires: 11/7/2026

Notary Public 

State of _____ - County of _____
 I, the undersigned Notary Public of the County and State aforesaid, certify that _____
 personally came before me this day and acknowledged that _____ is the _____ of
 _____, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and
 that by authority duly given and as the act of such entity, _____ designed the foregoing instrument in its name on its behalf as its act
 and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of _____ - County of _____
 I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____
 is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
 shown on the first page hereof.

By: _____ Register of Deeds for _____ County
 Deputy/Assistant - Register of Deeds

EXHIBIT A (Legal Description)

BEING all of Lot 1 as shown on the Map of the Property Division of Estate of Adam M. Troutman, TRACT III, surveyed by W. Howard Dorris, P.E., dated September 27, 1974, and recorded in Book of Maps 15, age page 53, in the office of the Register of Deeds for Cabarrus County, North Carolina.