

Filed: 04/29/2022 11:04:08 AM
Ginny S. Mitchell, Register of Deeds
Caswell County, NC

BOOK 641 PAGE 165(4) 351720



REAL ESTATE EXCISE TAX: \$0.00

Sam Wan

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NORTH CAROLINA

GENERAL WARRANTY DEED

CASWELL COUNTY

NO TAXABLE CONSIDERATION - GRANTOR(S) INITIALS *SBH JD*

THIS DEED WAS PREPARED WITHOUT
BENEFIT OF A TITLE EXAMINATION.

Map and Parcel: Part of 0014 024
Tax No. 0014.00.00.0024.0000

Prepared By: J. Ray Deal

Return To: **Deal Law, PLLC**
Attorneys at Law
1153 Huffman Mill Road
Burlington, North Carolina 27215

THIS DEED, made this the 27th day of April, 2022, by and between **SABRAH BARBER HARDIN** and **THOMAS LEE BARBER, TRUSTEES OF THE LOIS HOOPER BARBER IRREVOCABLE TRUST DATED February 20, 2019**, c/o 2342 Barber Drive, Elon, NC 27244, **GRANTOR** and **THOMAS LEE BARBER**, of 1321 Gaston Day School Road, Gastonia, NC 28056, **GRANTEE**. 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, in consideration of \$10.00 and other 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 of the following described property:

See "**Exhibit A**" attached hereto and incorporated herein by reference for description of subject property.

This conveyance is taken subject to and together with all easements, right of ways, and restrictive covenants, duly of record, if any, affecting and/or benefitting the subject property constituting constructive notice thereof.

This property IS NOT the principal residence of the Grantor.

For back title reference, see Book 634 at Page 574 of the Caswell County Registry.

This deed was prepared without benefit of title exam, search or survey. The preparing attorney does not opine as to sufficiency of title, the description of the property conveyed by this instrument and the warranties of title, facts and matters set forth herein.

The trustee is authorized to make this conveyance pursuant to powers granted in Article V and in accordance with Dispositive Provisions Upon the Death of Grantor in Article III, 3.2 of the LOIS HOOPER BARBER IRREVOCABLE TRUST dated February 20, 2019.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with all rights, privileges, and appurtenances thereto belonging unto 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 except for the exceptions herein stated.

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

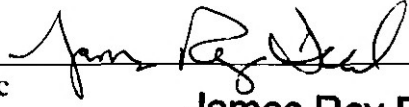
 (SEAL)
SABRAH BARBER HARDIN, Trustee

 (SEAL)
THOMAS LEE BARBER, Trustee

**NORTH CAROLINA
ALAMANCE COUNTY**

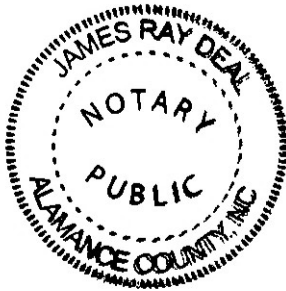
I, James Ray Deal, a Notary Public for said County and State, do hereby certify that **SABRAH BARBER HARDIN**, Trustee of the Lois Hooper Barber Irrevocable Trust dated February 20, 2019, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial Seal or Stamp, this the 27th day of April, 2022.



Notary Public
Printed Name: James Ray Deal

My Commission Expires:
1/11/2024



**NORTH CAROLINA
ALAMANCE COUNTY**

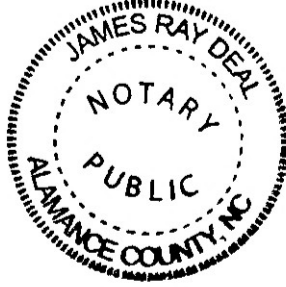
I, James Ray Deal, a Notary Public for said County and State, do hereby certify that **THOMAS LEE BARBER**, Trustee of the Lois Hooper Barber Irrevocable Trust dated February 20, 2019, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial Seal or Stamp, this the 27th day of April, 2022.



Notary Public
Printed Name: James Ray Deal

My Commission Expires:
1/11/2024



“Exhibit A”

All that certain lot or parcel of land situated in Stoney Creek Township, Caswell County, North Carolina, and more particularly described as follows:

BEING ALL OF LOT #1, containing 100.00 acres, more or less, as shown on that certain plat of survey entitled, “FINAL PLAT SURVEY FOR LOIS H. BARBER”, dated 01/20/04, drawn by John D. Somers Surveyors and recorded in Plat Book 15 at Page 342 of the Caswell County Registry to which plat reference is hereby made for a more accurate and complete description.

For back deed reference, see deed recorded in Book 634 at Page 574 of the Caswell County Registry.

NORTH CAROLINA, CASWELL COUNTY

Persuant to Chapter 391 of the 1977 Session Laws of the State of North Carolina, that the foregoing described realty is not subject to and that all delinquent taxes upon said realty have been paid this the 29 day of April, 2022.

By: *John M. Thomas*
Caswell County Tax Department