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16-04932 3990.04-61-4488^{DT}

FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED May 28, 2021
AT 10:18:18 am
BOOK 01331
PAGE 0178
INSTRUMENT # 04353
EXCISE TAX \$48.00
\$ 24,000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$48.00

Parcel Identifier: 1604932

Return to: Grantee

This Instrument prepared by: Jennifer B. Lewis JLB

Brief description for the Index: 0.78 Acres, H. L. Sparks Minor S/D, Rock Creek TWSP

This deed made this 10th day of May, 2021.

GRANTOR	GRANTEE
Harry Lee Sparks, Jr. and wife, Teresa Ann Sparks	Chuck Wallis Construction, Inc. 159997 Property Address: TBD off Woodhaven Road, North Wilkesboro, NC 28659 Mailing Address: 125 woodhaven Rd. North Wilkesboro, NC 28659

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 or parcel of land situated in Rock Creek Township, Wilkes County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY REFERENCE.

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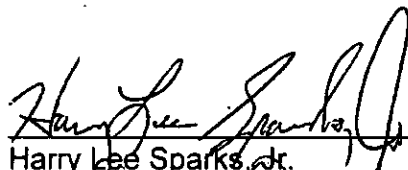
The property herein above described was acquired by Grantor by instrument recorded in Book 1106, Page 222, Wilkes County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Taxes for the year 2021 and thereafter which are not yet due and payable.
Conditions, Covenants and Restrictions as recorded in , Wilkes County Registry.
Easements and Rights-of-way of record as shown on plat recorded in Map Book 10, Page 582, Wilkes County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Harry Lee Sparks, Jr.
This property is is not my primary residence

(SEAL)  (SEAL)


Teresa Ann Sparks
This property is is not my primary residence

STATE OF NORTH CAROLINA
COUNTY OF WILKES

I, Jennifer B. Lewis, a Notary Public of the state aforesaid and Surry County, certify that **Harry Lee Sparks, Jr. and wife, Teresa Ann Sparks**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

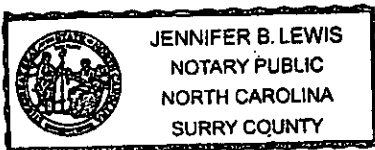
WITNESS my hand and Notarial Seal this 28th day of May, 2021

[NOTARY SEAL]



Notary Public

My Commission Expires: 05/19/2024



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EXHIBIT "A"

Being all of Lot #3, minor subdivision for H. L. Sparks Estate as recorded in Map Book 10, Page 582, Wilkes County Registry, reference to which is hereby made for a more full and complete description. Being Parcel #1604932.

For further reference, see Deed Book 1106, Page 222 and Book 633, Page 71, Wilkes County Registry.