

Fee: \$26.00

Surry County, North Carolina  
Carolyn M. Comer, Register of Deeds  
Received By: TERESA SMITH

Tax: \$470.00

Surry Co. Tax Dept.  
Land Records SF  
Collection SF

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$470.00 Recording Time, Book and Page  
Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 5965-06-48-9013

Mail after recording to Carl Thomas Martin, Jr. & Courtney Irene Martin  
129 Swiss Haven Dr., Pilot Mountain, NC 27041

This instrument was prepared by Nicholas J. Overby, Attorney at the request of GRANTOR

Brief description for the Index Lot 4, Swiss Haven Estate

THIS DEED made this 26<sup>th</sup> day of June, 2020, by and between

GRANTOR

**SAMUEL EARL HARDING, SR.**  
(Unmarried Widower)  
P O Box 91  
Westfield, NC 27053

GRANTEE

**CARL THOMAS MARTIN, JR.**  
And Wife,  
**COURTNEY IRENE MARTIN**  
129 Swiss Haven Dr.  
Pilot Mountain, NC 27041

**Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. 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 or parcel of land situated in the City of \_\_\_\_\_, \_\_\_\_\_ Township, Surry County, North Carolina, and more particularly described as follows:

BEING that certain property as more particularly described on the attached Exhibit A and incorporated herein by reference.

submitted electronically by "Browder, Overby, Hall & Michaud, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Surry County Register of Deeds.

The foregoing property  does (x) does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instrument recorded in DB 327, PG 84  
\_\_\_\_\_.

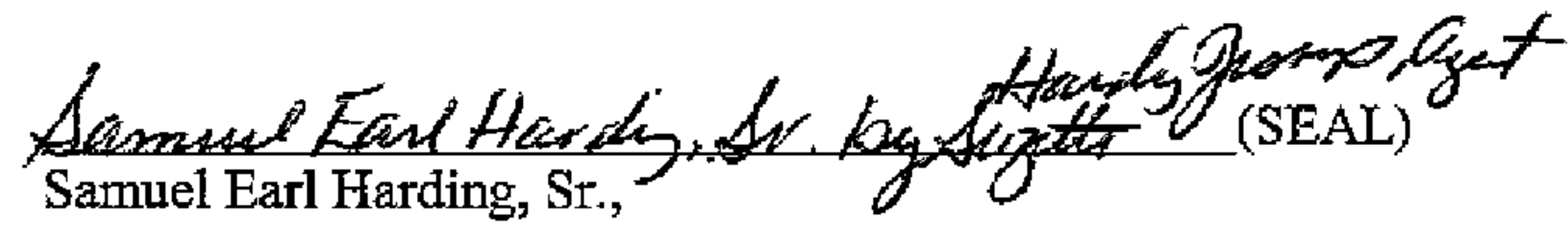
A map showing the above described property is recorded in Plat Book 7 at Page 55

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 claim of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any.  
2020 Surry County ad valorem taxes a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its \_\_\_\_\_ President, the day and year first above written.

  
Samuel Earl Harding, Sr.,  
By Suzette Harding Jessup, his AIF

STATE OF NORTH CAROLINA  
COUNTY OF STOKES

I, Nicholas J. Overby, a Notary Public for said County and State, do hereby certify that Suzette Harding Jessup, agent for Samuel Earl Harding, Sr., personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Samuel Earl Harding, Sr., and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of The Register of Deeds in the county of Surry, State of North Carolina, on the 8th day of April, 2019, and recorded in Deed Book 1664 at Page 779, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Suzette Harding Jessup acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for an in behalf of the said Samuel Earl Harding, Sr.

Witness my hand and official seal, this 26 day of June, 2020.

Nicholas J. Overby  
Notary Public

My commission Expires: 12-15-2023

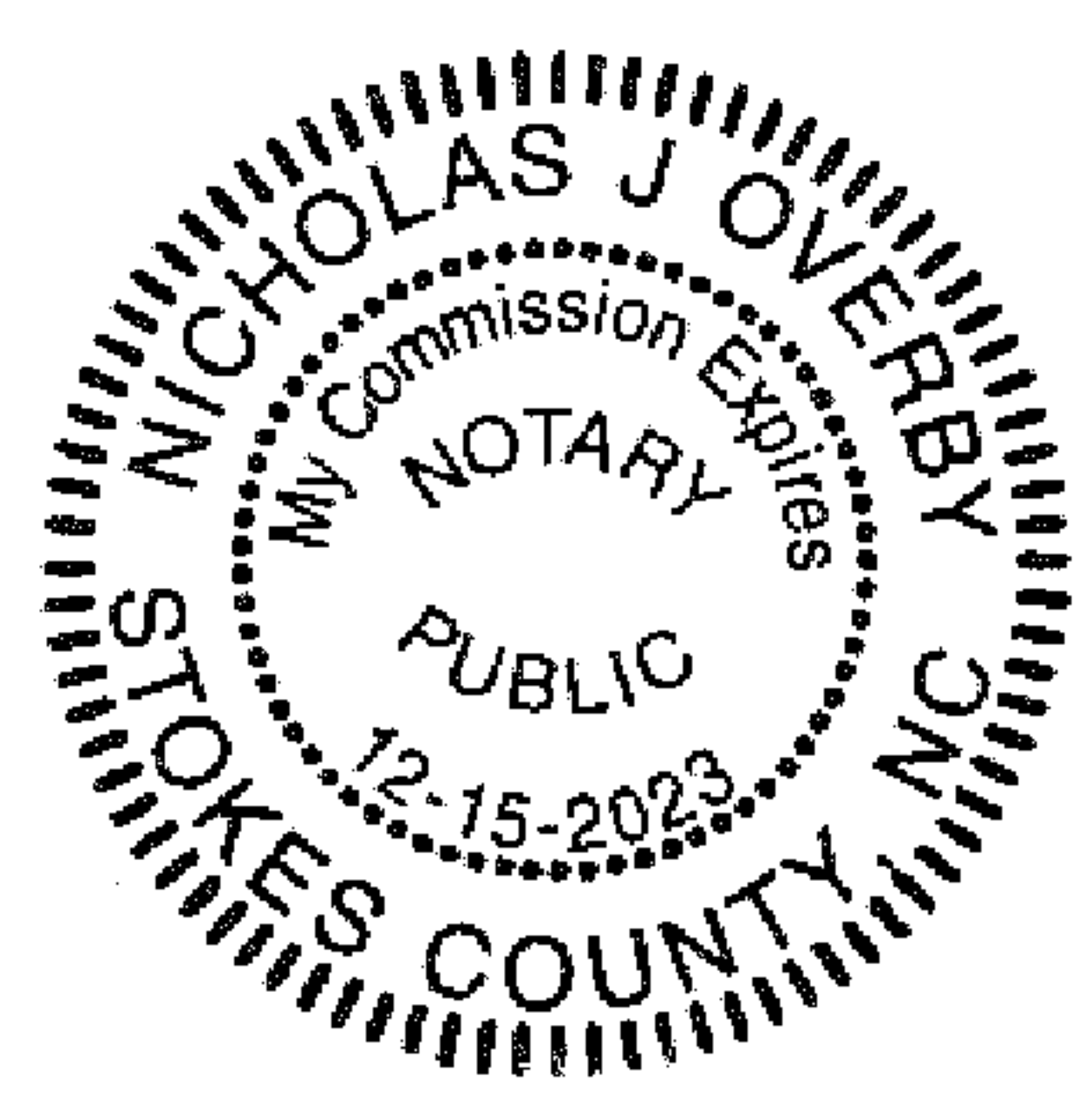


EXHIBIT A

BEING all of Lot(s) 4, Swiss Haven Estates, according to the plat thereof recorded in PB 7, PGs 55 & 55A in the Office of the Register of Deeds of Surry County, NC.

The above described property is subject to Restrictive Covenants as found in DB 295, PG 681; revised in DB 386, PG 974; DB 425, PG 780 and DB 1464, PG 165, Surry County Registry.