MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
130	B	122	01					42

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/6/2025 10:58:51 AM
Fee Amt: $158.00 Page 1 of 2
Revenue Tax: $132.00
Rowan, NC
J. E. Brindle Register of Deeds

BK 1472 PG 156

This instrument prepared by, Tuttle and Associates, llc, 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 proceedings.

Excise Tax: $132.00

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to: Tuttle & Associates, LLC, 3535 Pelham Rd, Suite 101, Greenville, SC 29615
Prepared by: Kirstin Vinal, a licensed North Carolina Attorney
Our file number: 25-24898
Parcel Identifier No. 5615-08-89-1792LH1

THIS DEED made this the 5th day of November, 2025, by and between

GRANTOR	GRANTEE
Wilford J. Heaggans, II and Kisha N. Heaggans, husband and wife **6112 WHITE CEDAR DRIVE, China Grove NC 28023**	**Angelica Yoselin Ramos Santos, a single woman** **Address: 9939 One Woodlake Ct, Charlotte, NC 28215**

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 Rowan County, State of North Carolina, and more particularly described as follows:

BEING all of Lots Nos. 41, 42 and 43 as shown on Map No. 1 of the C.J. Deal Estate, as surveyed by J.D. Justice, August 2, 1937 and recorded in Book of Maps 311 and more fully described as follows:

BEGINNING at a stake in the intersection of Ridge Avenue and Deal Street and runs thence along the Northeastern edge of Ridge Avenue North 61-30 West, 315 feet to a stake, corner of Lot No. 44: thence with line of Lot 44 North 46-15 East, 270.9 feet to a stake in line of Lot No. 59; thence

Submitted electronically by "Tuttle and Associates, llc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rowan County Register of Deeds.

with Lot No. 59, South 43-45 East 30o feet to a stake in the Northwestern edge of Deal Street; thence along the Northwestern edge of Deal Street South 46-15 West 176.1 feet to the BEGINNING.

THIS BEING the same property conveyed to the Wilford J. Heaggans, II and Kisha N. Heaggans, husband and wife herein by deed from Nelson Ray Freeze and wife, Tracey D. Freeze recorded on December 8th, 2023 in the Office of the Register of Deeds for Rowan County in Deed Book 1434 at Page 110.

THIS PROPERTY does _____/ does not __X___ include the primary residence of the 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 the 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: Subject to easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, the day and year first above written.

Wilford J. Heaggans, II

Kisha N. Heaggans

STATE OF

COUNTY OF

I, a Notary Public for said county and state, do hereby certify that Wilford J. Heaggans, II and Kisha N. Heaggans, husband and wife Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 5th day of November, 2025.

JOHNNY HELTON
My Comm. Expires
NOTARY PUBLIC
04/16/2026
MECKLENBURG COUNTY, NC

Notary Public

My Commission Expires: 04/16, 2026