

This certifies that there are no delinquent ad valorem real estate taxes, which The Edgecombe County Tax Collector is charged with collecting, that are a lien on: Pin No. 379351245600

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/30/2023 3:47:18 PM
Fee Amt: \$553.00 Page 1 of 2
Revenue Tax: \$527.00
EDGECOMBE COUNTY, NORTH CAROLINA
Vila R. Anderson Register of Deeds

BK 1791 PG 444 -445

Revenue Stamps: \$527.00

Recording Information

Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

*** Steven H. McFarlane ***Title Not Certified by Preparer*****

Tax Parcel ID No.: 3793-51-2456

Brief Description for Index: 301 E. Wilson Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 30 day of NOVEMBER, 2023, by and between:

GRANTOR

William Walters and wife,
Gail Walters
301 E. Wilson Street
Macclesfield, NC 27852

GRANTEE

Ashley Grissom Day and husband,
Christopher Temple Day
301 E. Wilson Street
Macclesfield, NC 27852

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, EDGECOMBE COUNTY, North Carolina, and more particularly described as:

Beginning at an existing iron pin located on the Northeast right of way of E. Wilson Street, being the Southeastern corner for the lot conveyed to Diane Everette by Deed recorded at Book 1678, page 707, Edgecombe County Registry, and the Southwestern corner for the lot described herein, and from said point of BEGINNING, thence North 27°39' East 74.62 feet to an existing iron pin; continuing thence North 27°39' East 75.20 feet to an existing iron rod; cornering, thence South 61°15' East 68.75 feet to an existing iron rod; cornering, thence North 26°07' East 50.06 feet to an existing iron rod; cornering, thence South 62°52' East 80.25 feet to an iron pipe set; continuing thence South 62°58' East 41.86 feet to an existing iron rod; cornering, thence South 30°39' West 198.74 feet to an existing iron pin located on the Northeastern right of way of E. Wilson Street; cornering, thence North 62°45' West 30.00 feet to an existing iron pin; continuing thence North 62°45' West 149.07 feet to the point and place of BEGINNING, containing 0.761 acres, as the same is shown on that certain map or plat entitled "Survey for William Walters and Gail Walters", dated November 8, 2023, by Donald S. Hilhorst, Professional Land Surveyor, and being the same property as conveyed to William Walters and wife, Gail Walters by Deed recorded at Book 1674, page 334, Edgecombe County Registry.

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

12017 Deed

submitted electronically by "Hahn and Meyerhoeffer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Edgecombe County Register of Deeds.

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:

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 duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Name of Corporation or other entity

William Walters (seal)

By: _____

Gail Walters (seal)
Gail Walters

Title: _____

(seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]



STATE OF North Carolina, COUNTY OF Craven

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

William Walters & wife, Gail Walters

Date of Notarization: 11/30/2023

Donna S Boyd
Notary Public Signature
Donna S. Boyd

My commission expires: 09/17/2025 (date)
<===== Print Notary Name Here

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____ (date)
<===== Print Notary Name Here

Notary
Stamp/Seal