Doc ID: 003943050004 Type: CRP
Recorded: 10/07/2022 at 11:43:38 AM
Fee Amt: $526.00 Page 1 of 4
Revenue Tax: $500.00
EDGECOMBE COUNTY, NORTH CAROLINA
Vila R. Anderson Register of Deeds
BK 1767 PG 95-98

R/S - $500

Prepared by J. CHAD HINTON
DeLOATCH & HINTON PLLC, Attorneys at Law
Post Office Drawer 308, Tarboro, N.C. 27886

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 Nos. 4734-05-9422-00 & 4734-15-6927-00.
This is not a certification that this Edgecombe County Tax Department Pin No. matches this Deed description.
Melissa Dickens Date 10/7/22
Tax Collector, Tax Assistant
Transfer Tax: $500.00
Address for Indexing: 3572 NC Hwy 42 East, Tarboro, NC 27886

This property does not include Grantor's primary residence.

NORTH CAROLINA)
)
EDGECOMBE COUNTY)

DEED

THIS DEED, made this the 7th day of October, 2022, by JAMES THOMAS HOUSAND, III, unmarried, 573 Harts Mills Run Road, Tarboro, NC 27886, herein referred to as "Grantor"; to MATTHEW DOUGLAS LAMM and spouse, STEPHANIE LAMM, 185 Warwick Drive, Pinetops, NC 27864, herein referred to as "Grantees";

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration, has bargained and sold, and by these presents does grant, bargain, sell and convey to the Grantees, their heirs and assigns, those certain parcels of land lying and being situate in Number Two Township, Edgecombe County, North Carolina, and more particularly described as follows:

Commonly known as 3572 NC Hwy 42 East, Tarboro, North Carolina, 27886, having Edgecombe County Tax ID Numbers: 4734-05-9422-00 and 4734-15-6927-00, and more particularly described as follows:

TRACT ONE: Edgecombe County Tax Parcel Number: 4734-15-6927-00

Known as the Ben Edmondson Farm located in Number Two Township, Edgecombe County North Carolina and being more particularly described as follows: Beginning at a point in the center of the Old Sparta-Conetoe Road, said point being located 618 feet south of an iron stake, a corner between W. W. Stallings, Jr., and J. W. Foster; thence along and with the Foster's line S. 19 de g. 30 min. E. 934 feet to an iron stake in an old wire fence; thence along and with said wire fence S. 30 deg. 30 min. E. 285 feet to an iron stake in the line of Ben R. Edmondson; thence along and with the Edmondson's line N. 60 deg. E. 81 feet to an iron stake, a corner between Edmondson and Stallings; thence along and with Stallings' line N. 19 deg. 30 min. W. 1202 feet to the center of the Old Sparta-Conetoe Road; thence along and with the center of said road S. 69 deg. W. 120 feet to the point of beginning, containing 3.0 acres, according to a survey made in February, 1952, by Robert F. Wilson, Registered Land Surveyor.

LESS AND EXCEPT that tract of land conveyed by Benjamin R. Edmondson and wife, Georgia Mae Edmondson, to Wilson P. Edmondson, Jr. and wife, Sylvia W. Edmondson, by deed dated April 2, 1962 and recorded in Book 665, Page 110, Edgecombe Public Registry, and more particularly described as follows: That certain lot or parcel of land situate and being in No. 2 Township, Edgecombe County, North Carolina, adjoining the lands of Ben R. Edmondson and John Foster and situate on the southern side of N.C. Highway No. 42 between the Old Sparta bridge over Tar River and the Penny Hill Road, and more particularly described as follows: BEGINNING at an iron stake in the southern right of way line of said N.C. Highway No. 42, said iron stake being located in said right of way line 20 feet west of northwest corner of the land of W. W. Stallings on said right of way, thence running from said iron stake S. 19 deg. 30 min. E. 150 feet to an iron stake, said stake being located 20 feet west of the said western line of W. W. Stallings tract, thence running S. 69 deg. W. 100 feet to an iron stake, a corner in the line of John Foster, thence running with John Foster line N. 19 deg. 30 min. W. 150 feet to an iron stake in the southern right of way line of N.C. Highway No. 42, thence running along and with said right of way line N. 69 deg. E. 100 feet to the point of beginning.

AND LESS AND EXCEPT that tract of land conveyed by Benjamin R. Edmondson and wife, Georgia Anna Edmondson, and Georgia Mae Edmondson, to Wilson P. Edmondson, Jr. and wife, Sylvia W. Edmondson, by deed dated October 15, 1975 and recorded in Book 847, Page 296, Edgecombe Public Registry, and more particularly described as follows: That certain lot or parcel of land situate and being in No. 2 Township, Edgecombe County, North Carolina, adjoining the lands of Ben R. Edmondson, Wilson P. Edmondson, Jr., and John Foster and situate on the southern side of N.C. Highway No. 42 between the Old Sparta bridge over the Tar River and the Penny Hill Road, and more particularly described as follows: BEGINNING at an iron stake in the southern right of way line of said N.C. Highway No. 42, said iron stake being located in the said right of way line 20 feet west of the northwest corner of the land of W. W. Stallings on said right of way, thence running from said iron stake S, 19 deg. 30 min. E. 150 feet to an iron stake, said stake being located 20 feet

west of said western line of the W. W. Stallings tract, the point of beginning from the point of beginning thus determined, thence S. 19 deg. 30 min. E. 150 feet to an iron stake cornering; thence S. 69 deg. 00 min. W. 100 feet to an iron stake, cornering; thence N. 19 deg. 30 min. W. 150 feet to an iron stake, cornering; thence N. 69 deg. 00 min. E. 100 feet to an iron stake, the point of beginning, said lot containing 0.344 acres.

TRACT TWO: Edgecombe County Tax Parcel Number: 4734-05-9422-00

All that tract of land located in No. 2 Township, Edgecombe County, North Carolina, and being all of Lot 1 of the J.W. Foster Division as shown in Map Book 1, Page 239 of the Edgecombe County Public Registry, which lies South of the centerline of N.C. Highway 42, less and except the lots or parcels of land conveyed by the following deeds: (a) Deed to the State of North Carolina recorded in Book 571, Page 451, Edgecombe Registry; (b) Deed to Shelby Foster Little recorded in Book 785, Page 536, Edgecombe Registry; (c) Deed to Edgecombe Bank and Trust Company, Guardian for Arey O'Neal, Jr., recorded in Book 681, Page 122, Edgecombe Registry; (d) Deed to Sid Paul O'Neal and wife recorded in Book 695, Page 536, Edgecombe Registry; (e) Deed to Max Vick and wife recorded in Book 695, Page 138, Edgecombe Registry; to which map and deeds reference is also made. The property conveyed by this deed is further described as the property of Eugene Jones, on map by Irvin A. Staton, R.L.S., in Map Book 15, Page 79 of the Edgecombe County Public Registry, which lies to the South of the centerline of N.C. Highway 42 on said map, containing 39.74 acres, exclusive of Highway Right of Way.

Being a portion of the property described in a Deed dated December 18, 2019 from Jerry B. Tyson and wife, Jolynn R. Tyson to James Thomas Housand, III, and recorded in Book 1705, Page 454, Edgecombe Public Registry, to which reference is made for further description.

This property is conveyed further SUBJECT TO all utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property, along with ad valorem real property taxes for 2022 due to Edgecombe County to be prorated among the Grantor and Grantees and paid with the recording of this Deed

TO HAVE AND TO HOLD the aforesaid parcels of land, together with all privileges and appurtenances thereunto belonging, or in anywise thereto appertaining unto said Grantees, their heirs and assigns forever in fee simple absolute.

And the said Grantor covenants with the Grantees, their heirs and assigns, that he is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear except as otherwise stated herein, and that he will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and adopted as his seal the typewritten word "(SEAL)" appearing opposite his name, the day and year first above written.

_____(SEAL)
JAMES THOMAS HOUSAND, III

STATE OF NORTH CAROLINA
COUNTY OF EDGECOMBE

I, Phyllis Annette Abernethy, a duly commissioned and qualified Notary Public in and for said County and State, do hereby certify that JAMES THOMAS HOUSAND, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires: 12-29-2024
Witness my hand and Notarial Seal, this the 7th day of October, 2022.

(Notarial Seal)

Phyllis Annette Abernethy
Notary Public

Phyllis Annette Abernethy
NOTARY PUBLIC
Edgecombe County, NC

File - D+H (4) $26