NO DELINQUENCIES AS OF THIS DATE 9-2-2025

Deputy

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Fee Amt: $26.00 Page 1 of 2
Graham County, North Carolina
KIMBERLY D. LEQUIRE Register of Deed
BK 429 PG 604-605

DEED

THIS DEED, made and entered into this 12th day of March, 2025, by and between **JEAN E. EDWARDS,** party of the first part, Grantor; and **ROSEANNE REED,** party of the second part, Grantee. of 1023 CLAYMILL DRIVE, Spring Hill, Tennessee 37174 (RAR)

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledge, the party of the first part, **JEAN E. EDWARDS**, does hereby GRANT and CONVEY, with covenants of GENERAL WARRANTY, all of her right, title and interest in and to the below described real estate, unto the party of the second part **ROSEANNE REED**, all of the following described real estate, together with the buildings, and improvement thereon and the appurtenances thereunto belonging, situate, lying and being in Graham County, North Carolina, more particularly bounded and described as follows, to-wit:

Beginning at a stake near a Chestnut tree on the bank of the road near Will Edwards House and runs North direction with the Randolph Line of the ridge to a corner of that land on an oak; thence with the top of the ridge to the top of the mountain thence a west course with top of the mountain to Jenkins line and Crisfoo line; thence with Jenkins corner to the Randoph line; thence with Randolph line to the beginning, containing Thirty Five acres, more or less.

Excepting a grave yard on this land one-fourth of an acre, more or less, with a free pass to the grave yard.

And being the same real estate conveyed to Alvin M. Edwards and Jean E. Edwards, by deed dated March 19, 1955 and recorded in the Graham County recorder of deeds Office.

This conveyance is made subject to any and all exceptions, reservations, restrictions, easements, rights-of-way and conditions as contained in prior deeds of conveyance in this chain of title.

The above-described real estate is assessed upon the Land Books of Graham County for the year 2024 in the Graham County Tax Collectors Office:

Parcel Number 660200110005

EXCISE TAX - 0

DECLARATION OF CONSIDERATION OR VALUE:

Under penalties of fine and imprisonment as provided by law, the undersigned declare that the consideration paid for the property transferred by the document to which this declaration is appended is less than $100.00

WITNESS the following signature and seal:

Jean E Edwards

JEAN E. EDWARDS

State of West Virginia,
County of Monongalia, to-wit:

The foregoing instrument was acknowledged before me this the 12th day of March, 2025, by JEAN E. EDWARDS.

{SEAL}

Notary Public
My Commission expires: 11/12/2028

Prepared by Grantee

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Jeffrey L Arnett
Law Office of Jeffrey L. Arnett PLLC
711 Greenbag Road
Morgantown, WV 26508
My Commission Expires November 12, 2028