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Filed: 11/01/2024 09:14:06 AM
Timothy J. Esolen, Register of Deeds
Washington County, NC

Brianne Sawyer

Excise Tax: \$335.00

WASHINGTON COUNTY, N.C.
PARCEL IDENTIFIER NO. 6767.07-57-6506
ASSIGNED OR VERIFIED BY: SP DATE: 11/1/24
by RR

**NORTH CAROLINA
WASHINGTON COUNTY**

Excise Tax (.2%): \$335.00

Parcel #: 4297 PIN#: 6767.07-57-6506

Prepared by: Windy H. Rose, Attorney at Law, P.O. Box 54, Columbia, NC 27925

Return to: Holscher, Edwards & Hill, P.A., 320 N Market St, Washington, NC 27889

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

212 W Water St

This DEED is made on this the 29th day of October, 2024 by and between:

GRANTOR: Arden Bateman Jones, unmarried, 382 Mariners Dr, Roper, NC 27970; Edward Allen Jones and wife, Georgina Elli Jones, 4808 Adler Pass, Raleigh, NC 27612

GRANTEE: Angela P. Russell and Keisha A. Hall, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 16390 Paddock Ln, Weston, FL 33326

The designation of 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 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 of that certain lot or parcel of land situated in the Town of Plymouth, Washington County, North Carolina described as follows:

Beginning at a PK Nail in the intersection of the southern edge of the right of way of Water Street and the eastern edge of the right of way of Monroe Street; thence and along the southern edge of the right of way of Water Street North 71 degrees 50 minutes East 73.55 feet to a set iron pipe; thence and along now or formerly Doward Jones lot and formerly Chris Blackwood Chevrolet line South 18 degrees 30 minutes East 221.65 feet to an existing iron pipe in now or formerly Owens Line; thence and along Owens line South 72 degrees 18 minutes West 70.8 feet to a set iron pipe in the eastern edge of the

right of way of Monroe Street; thence and along the eastern edge of the right of way of Monroe Street North 19 degrees 13 minutes West 221.11 feet to the POINT OF BEGINNING.

All or a portion of the property herein conveyed does not include the primary residence of a grantor.

Title to the property hereinabove described was acquired by the Grantor by instrument recorded in Book 538, Page 277, Washington County Registry.

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.

Grantor covenants to and with 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, subject to the exceptions hereinafter stated:

1. Ad valorem taxes for the year 2024 and subsequent years.
2. Easements of record.
3. Any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.
4. Restrictive covenants and the amendments thereto, if any, of record in the aforesaid Public Registry.

IN WITNESS WHEREOF the said Grantor has hereunto set their hands and seals on the day and the year first above written.

Arden Bateman Jones (SEAL)
 Arden Bateman Jones

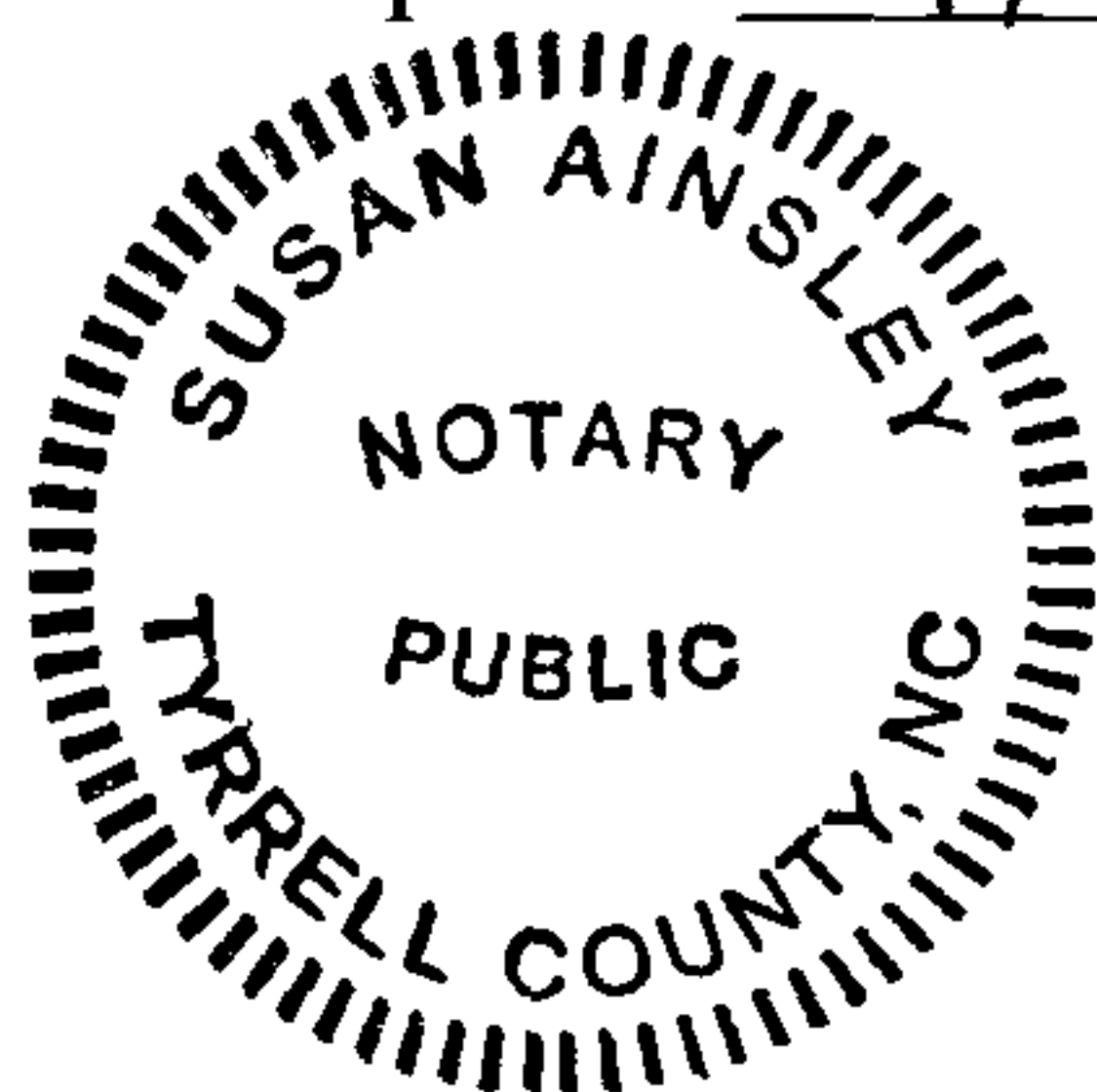
STATE OF NORTH CAROLINA,
 COUNTY OF Tyrrell

I, Susan Ainsley, a Notary Public of the County and State aforesaid, do hereby certify that Arden Bateman Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 29th day of October, 2024.

My commission expires: 6/24/29.

(SEAL)



Susan Ainsley
 Notary Public

Edward Allen Jones (SEAL)
Edward Allen Jones

Georgina Elli Jones (SEAL)
Georgina Elli Jones

STATE OF NORTH CAROLINA,
COUNTY OF Wake

I, Mia Cooper, a Notary Public of the County and State aforesaid,
do hereby certify that Edward Allen Jones and Georgina Elli Jones personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 29 day of October, 2024.

My commission expires: 02/07/2029.

(SEAL)

Mia Cooper
Notary Public

