FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Dec 11, 2014
AT	11:29:31 am
BOOK	00974
START PAGE	0302
END PAGE	0303
INSTRUMENT #	02527
EXCISE TAX	(None)
LNN	

Deed

Prepared by: Barbara E. Holmes, Esq.
1729 St. Paul Street
Baltimore, MD 21202
(410) 230-0059

NORTH CAROLINA
WARREN COUNTY

THIS DEED, made this _____ day of December in the year Two Thousand Fourteen, by and Clinton Howard and Vernice P. Lacy, Successor Personal Representatives for the Estate of Connie Howard, Grantors, of the first part, and Clinton Howard, Grantee of the second part. 1292 Eaton Ferry Road. Littleton, NC 27850

WITNESSETH:

THAT, for and in consideration of the sum of One Dollar, other good and valuable consideration, the parties of the first part have conveyed and by these presents do convey unto the party of the second part, the following described land in River Township, Warren County, North Carolina:

BEGINNING at a corner common to this property and the property of N. E. Booker, on the western edge of the right of way of State Road No. 1344, marked by an iron; thence North 10. 53' West 278.5 feet along the western edge of the right of way of said road to a point; thence continuing along the western edge of the right of way of said road North 16. 15' West 171.3 feet to a corner common to this property and property of Willie L. Carter; thence along the property line dividing this property and property of said Willie L. Carter the following courses and distances: North 83. 12' West 259.5 feet, North 84. 30' West 313.0 feet, North 84. 47' West 200 feet, North 81. 37' West 287.7 feet, and North 83. 41 West 168 feet to a point; thence North 82. 25' East 424.1 feet along the property line dividing this property and property of J. K. and L. R. Carter to a corner common to this property and property of said J. K. and L. B. Carter marked by an Iron; thence continuing along said property line North 81. 43' West 536 feet to a property corner marked by an Iron; thence continuing along said property line North 6. 30" East 494/2 feet to a property corner on the run of a spring branch; thence along the run of said branch the following courses and distances: South 62. 23' West 246.8 feet, South 88. 04' West 326.7 feet, South 60. 30' West 535.7 feet and South 79. 00' West 293 feet to a property corner; thence along the property line dividing this property and property of S. W. Walker the following courses and distances: South 6. 19' West 916 feet, South 21. 57' West 185.3 feet to a property corner at a rock pile; thence South 64. 14' East 1.371.7 feet along the property line dividing this property and property of P. E. Carter to a corner common to this property, property of P. E. Carter and property of said N. E. Booker marked by a white oak; thence along the property line dividing this property and property of said N.E. Booker the following courses and distances: North 85. 24' East 202.3 feet, North 81. 56' East 279.1 feet, South 88. 13' East 159 feet,, and

South 87. 54 East 280 feet to a property corner marked by an Iron; thence continuing along said property line North 9. 01' East 495.8 feet to a property corner marked by an Iron; thence continuing along said property line the following courses and distances: South 87. 59' East 408.3 feet, South 82. 56' East 595 feet, and South 84. 58' East 454.2 feet to the point of beginning, containing 111.23 acres according to a survey and map entitled, "Map Showing Property of Connie Howard Acquired from heirs of J.E. Howard, River Township, Warren County, N.C." made by J. C. Shearin, C.E., dated November 20, 1975. The said property is a portion of the property owned by the late Julius E. (Swep) Howard who died intestate a resident of Warren County, North Caroling, on September 30, 1973. Ruth F. Howard, his wife, died a resident of Warren County, North Carolina on December 8, 1975. Benjamin Howard, a son of the late Julius E. and Ruth F. Howard, died a resident of Warren County, North Carolina on June 4, 1975.

TO HAVE AND TO HOLD the all of the undivided right, title and interest of the Parties of the first part in and to the above described real estate, together with all the rights, privileged and appurtenances thereunto belonging, or in anywise thereto appertaining, unto the said party of the second part, and his heirs and assigns, in fee simple forever, subject only to existing rights of way for public utility lines and poles running over and across said property.

And the parties of the first part covenants with the party of the second part, that they are seized of said land in fee and have a good and lawful right to convey the same in fee simple, that the same is free and clear of all encumbrances, except any that may be specified herein, and that they do hereby warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written.

_____ (SEAL)
Clinton Howard, Successor Personal Representative for the Estate of Connie Howard

_____ (SEAL)
Vernice P. Lacy, Successor Personal Representative for the Estate of Connie Howard

STATE OF North Carolina
COUNTY OF Warren

I, Sheryl M. West, a Notary Public of said County and State, do hereby certify that Clinton Howard this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 11th day of December, 2014.

_____
NOTARY PUBLIC

My commission expires: June 2, 2018

SHERYL M. WEST
Notary Public
Halifax Co., North Carolina
My Commission Expires June 02, 2018

STATE OF Maryland
COUNTY of Howard

I, Kelvin Kim, a Notary Public of said County and State, do hereby certify that Vernice P. Lacy this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 3 day of December, 2014.

_____
NOTARY PUBLIC

My commission expires: 02/04/2017.

KELVIN KIM
NOTARY PUBLIC
HOWARD COUNTY, MD