

BK 1943 PG 34 - 37 (4)

DOC# 270719

This Document eRecorded:

09/19/2022 12:27:10 PM

Fee: \$26.00

Tax: \$0.00

Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

**STATE OF NORTH CAROLINA
RICHMOND COUNTY****GENERAL WARRANTY DEED
Revenue Stamps: \$0.00**

Prepared by: Frank C. Thigpen, Thigpen and Jenkins, LLP
Return to: Grantee

BRIEF DESCRIPTION: PIN# 758102982246**THIS DEED**, made and entered into this the 14th day of September 2022, by and between:

<u>GRANTORS:</u>	<u>GRANTEES:</u>
JANET UPTON CHRISCOE, widow Sole Devisee of the Estate of Virgil Chriscoe, deceased	JANET UPTON CHRISCOE <i>PO Box 131</i> <i>Robbins, NC 27325</i>

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents, do grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Richmond County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Submitted electronically by "Thigpen and Jenkins, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Richmond County Register of Deeds.

~~This conveyance is made pursuant to the Last Will and Testament of Virgil Chriscoe and is on file in Estate file number 22-E-300 in the Office of the Clerk of Superior Court of Moore County.~~

BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 1173 PAGE 340, RICHMOND COUNTY REGISTER OF DEEDS.

This conveyance is made subject to the easements, limitations, enforceable restrictions, and uses as set forth and recorded in the Restrictive Covenants of record, if any, in the County Registry; easements of record; ad valorem taxes for the current year; all matters shown on the map or plat described herein, if one; and zoning or other municipal ordinances.

The above described parcel does not include the principal residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land, together with all privileges and appurtenances thereunto belonging the Grantee in fee simple.

And the said Grantors covenant with Grantees that Grantors are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

[SIGNATURE PAGES TO FOLLOW]

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seals the date and year first above written.

Janet Upton Chriscoe (SEAL)
JANET UPTON CHRISCOE

STATE OF NC COUNTY OF Moore

I certify that the following persons personally appeared before me this day and () I have personal knowledge of the identity of the principal(s); () I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a ; () a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated:

Name of Principal(s): JANET UPTON CHRISCOE

Witness my hand and notarial seal this the 19 day of SEPT, 2022.

NOTARY PUBLIC: Mickey R. Brown

MY COMMISSION EXPIRES: 05/13/2024

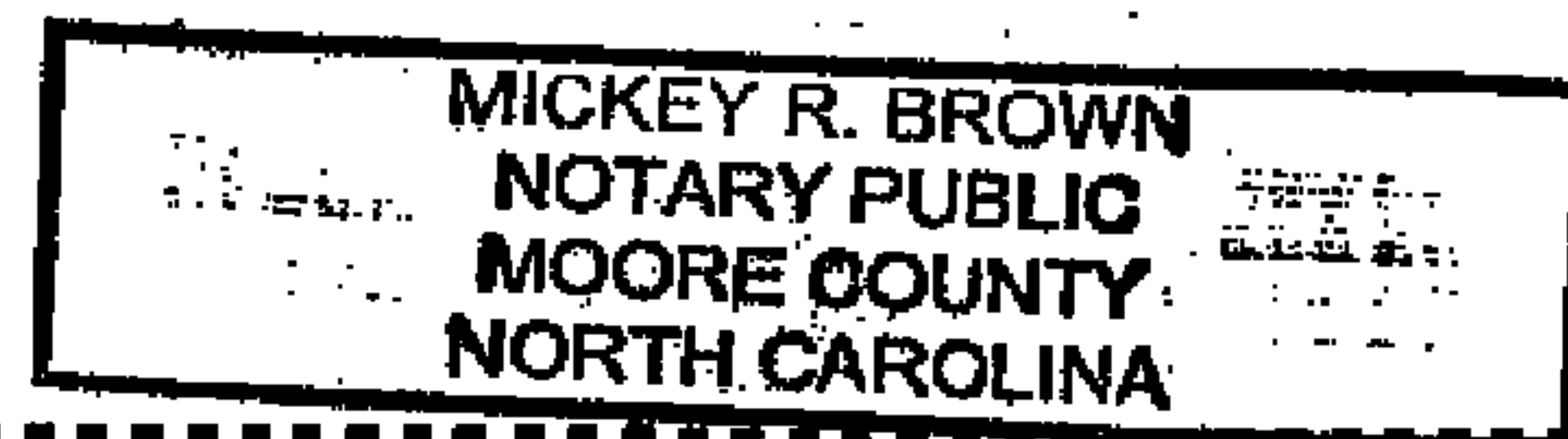


EXHIBIT "A"

Lying on the south side of State paved road #1490, and bounded on the West by C.B. Haywood, on the South by C.B. Haywood and J.S. Roberta, on the East by O. McNair, Grover Goins and State unpaved road #1491.

Beginning at a point in the center of State paved road #1490, a corner with Vanco Treece, and being the original northwest corner of the 86 acres from which this is derived; runs thence with the Vanice Treece line and then the C.B. Haywood line, south 18-15 east 2292.4 feet to a flint rock, corner with C.B. Haywood line and original Southwest corner of said 86 acres; thence with C.B. Haywood line, north 79-29 east 719.3 feet to a flat rock, corner of C.B. Haywood and J.S. Roberts in the Blake line; thence with J.S. Roberts line, north 71-50 east 835.4 feet to an iron stake, Robert's corner; thence north 17-55 west (passing an iron stake on line at 70 feet) with McNair line 430.3 feet to a stake, corner of McNair and Grover Goins; thence as Goins' lot, north 86-01 west 100 feet to a stake, Goins' corner; thence as Goins line, north 17-51 west 212.1 feet to center of unpaved road #1491; thence as center of said road, north 77-04 west 203.6 feet; thence north 67-38 west 208.3 feet to a point in center of road #1491, in the south line of J.W. Shepherd's lot; thence as Shepherd's line, south 63-38 west 262.3 feet to rocks, Shepherd's corner; thence as Shepherd's line, north 20-22 west 480 feet to a point in road #1491, corner with V. Shepherd (14.3 feet west of a large sassafras); thence a line in said road #1491, north 14-31 west with lines of V. Shepherd and Lillian McNair 379.5 feet to a point in said road, corner with Lillian McNair and J.W. Robson; thence continuing in said road, north 5-06 west 493.6 feet to center of road #1490; thence as center of said road #1490, south 77-01 west 1096 feet to point of beginning, and containing 61.5 acres, according to plat of survey of D.M. Chappell, December, 1969.