

FILED FOR RECORD
VANCE COUNTY, N.C.
CAROLYN R. PECORA
REGISTER OF DEEDS
RECORDED Feb 21, 2013
AT 03:08 pm
BOOK 01258
START PAGE 0235
END PAGE 0238
INSTRUMENT # 00821
EXCISE TAX \$3.00

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 84-415
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.
Clare R. Keller Date: 2-21-13
Vance County Tax Office

NORTH CAROLINA GENERAL WARRANTY DEED
[TITLE NOT EXAMINED]

Excise Tax: \$3.00

Parcel Identifier No. Tax Map 84 Block 4 Lot 15 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Michael E. Satterwhite, P.O. Box 1820, Henderson, North Carolina 27536

This instrument was prepared by: STAINBACK, SATTERWHITE & ZOLLICOFFER, PLLC – Michael E. Satterwhite

Brief description for the Index: Lot 65, Plat Book “H” Page 83, Vance County Registry

THIS DEED made this 13 day of February 2013 by and between

GRANTOR	GRANTEE
GINA V. JONES	MELVIN V. WILKINS, SR. and wife, SALLIE M. WILKINS 121 North Elizabeth Street Henderson, NC 27536

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 a 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 that certain lot or parcel of land situated in the City of Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

BEING that certain lot of land fronting 50 feet on the northwest side of Elizabeth Street and running back between parallel lines 128.2 feet and being designated as Lot #65 on the plat of the Hicks and Rollins Property Subdivision made August 23, 1954, by S.E. Jennette, Engr., recorded in Vance Registry, in Plat Book “H” at Page 83. [13-MS-67/K]

Cynthia Hicks Washington, Executrix of the Estate of Ophelia Whitfield Jones, joins in the execution hereof pursuant to North Carolina General Statute 28A-17-12(a)(2), and does covenant with the Grantee that she is the fully qualified and acting Executrix of the Estate of Ophelia Whitfield Jones and that in her capacity as such she has not placed nor caused to be placed any lien upon the lands herein described and conveyed, and that the first publication of the notice to creditors of the Estate of Ophelia Whitfield Jones occurred prior to her execution of this deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____; See Estate of Ophelia Whitfield Jones; See File # 12-E-236 in the office of the Clerk of Superior Court of Vance County

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book "H" page 83

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.

And the Grantor covenants with the 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, other than the following exceptions:

- a. Existing rights of way for roadways and public utilities of record.
- b. Building setbacks, easements, rights of way and all other matters as appear on plat recorded in Plat Book "H" Page 83, Vance County Registry.
- c. City of Henderson and Vance County ad valorem taxes for 2013 et seq. years.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

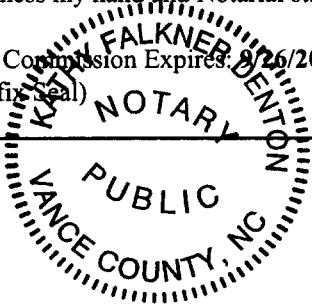
(Entity Name)	<u>Gina V. Jones</u> (SEAL)
By:	GINA V. JONES
Print/Type Name & Title:	(SEAL)
By:	(SEAL)
Print/Type Name & Title:	Print/Type Name:
By:	(SEAL)
Print/Type Name & Title:	Print/Type Name:

State of **North Carolina** - County or City of **Vance**

I, the undersigned Notary Public of the County or City of **Vance** and State aforesaid, certify that **GINA V. JONES** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of **February** 2013.

My Commission Expires: **8/26/2013**
(Affirm Seal)

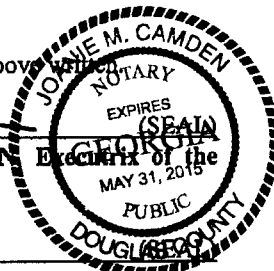
Kathy Falkner Denton
KATHY FALKNER DENTON Notary Public
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

(Entity Name)

Cynthia Hicks Washington
CYNTHIA HICKS WASHINGTON
Estate of Ophelia Whitfield Jones



By: _____

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

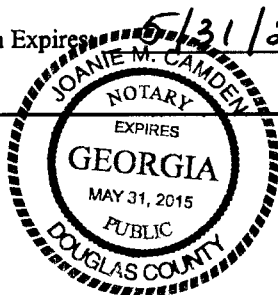
(SEAL)
Print/Type Name: _____

State of Georgia - County ~~or City~~ of Douglas

I, the undersigned Notary Public of the County ~~or City~~ of Douglas and State aforesaid, certify that CYNTHIA HICKS WASHINGTON, Executrix of the Estate of Ophelia Whitfield Jones, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of February 2013.

My Commission Expires
(Affix Seal)

5/31/2015



Joanie M. Camden
Joanie M. Camden Notary Public
Notary's Printed or Typed Name