

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

Parcel ID(s): F2-72B

This is not a certification that this Warren County Tax

Parcel ID number(s) matches this Deed description.

By Cherish Dewille Date 6/8/26
Tax Collector/Clerk

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Jun 08, 2026
AT	01:17:35 pm
BOOK	01172
START PAGE	0436
END PAGE	0438
INSTRUMENT #	01317
EXCISE TAX	(None)
JBV	

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No.: F2-72B

Mail after recording to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 3131 RDU Center Drive, 120, Morrisville, NC 27560
*Please note that Arnette Law has not completed a title exam and has offered no opinion concerning the title or Grantor.
Further, no tax advice has been given.*

Brief Description from the Index: One (1) acre, known as 475 West Side Forks Road

THIS DEED made this 13 day of March, 2026 (HCO) by and between
~~2025~~

GRANTOR

Caprice C. Ladson, an unmarried individual

580 Washington Avenue, C5
Belleville, NJ 07109

GRANTEE

Caprice C. Ladson, an unmarried individual

Property Address: 475 Wise Side Forks Road
Warrenton, NC 27589
Mailing Address: 580 Washington Avenue, C5
Belleville, NJ 07109

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 Warrenton, Warren County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 741, Page 280, Warren County Registry.

Barbara Davis died on July 15, 2006. The purpose of this Deed is to vest title in the name of her daughter, Caprice C. Ladson.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

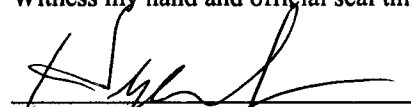
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Caprice C. Ladson

STATE OF New Jersey
COUNTY OF ESSEX

I, Henry Clarke Jr., Notary Public, do hereby certify that Caprice C. Ladson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of March, 2026.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 8-28-2030

Henry Clarke Jr.
Notary Public of New Jersey
#2261053
My Commission Expires
August 28, 2030

Exhibit "A"

All that certain lot or parcel of land situated in the City of Warrenton, Warren County, North Carolina and more particularly described as follows:

Bounded on the North by properties of R. P. Perkinson; on the West by properties now or formerly owned by Hockaday; on the South by N.C. State Road #1306; and on the East by properties of R. P. Perkinson; BEGINNING at an existing iron pipe located at the northern edge of 60 foot right-of-way of N.C. State Road #1306, said point being located North 14 degrees 08' 05" East 30.65 feet from the center line of intersection of State Road #1306 and #1305; thence along the eastern boundary line of the properties now or formerly owned by Hockaday, North 03 degrees 10' 14" East 210.00 feet to a NIP; thence along the southern boundary line for R. P. Perkinson, South 88 degrees 44' 13" East 209.81 feet to a NIP; thence along the western boundary line for R. P. Perkinson, South 03 degrees 10' 23" West 205.48 feet to a NIP at the northern edge of 60 foot right-of-way of State Road #1306; thence along the northern edge of said right-of-way of N.C. State Road #1306, North 89 degrees 58' 13" West 210.00 feet to an existing iron pin, being the point of beginning and containing One (1) acre (or 43,560.50436 square feet), according to plat and survey of Bobbitt Surveying, P.A. of Vance County, North Carolina, dated August 7, 1989,

For reference, see Deed Book 132, Page 171; Deed Book 147, Pages 56 and 57; and deed dated August 31, 1989 from Ava White Perkinson, widow, and others, to Frank L. Adams, recorded in Book 506, Page 134, Warren County Registry.

And being the identical property conveyed to Toni Person by deed dated December 3, 1992, and recorded in the Warren County Registry in Book 569, Page 425.

Tax Parcel Number: F2-72B

Property Address: 475 Wise Side Forks Road, Warrenton, NC 27589