

WAKE COUNTY, NC
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08-31-2016 AT 11:02:31
STATE OF NC REAL ESTATE
EXCISE TAX: \$963.00
BOOK: 016514 PAGE: 01797 - 01800

Filed in JOHNSTON COUNTY, NC
CRAIG OLIVE, Register of Deeds
Filed 08/31/2016 10:17:32 AM
DEED BOOK: 4823 PAGE: 485-488
INSTRUMENT # 2016501360
Real Estate Excise Tax \$1,957.00
Deputy/Assistant Register of Deeds dcarter

Recording Time, Book and Page

Johnston County PIN: 06E03003B – Excise Tax: \$1,957.00
Wake County REID: ~~151501297263000~~ – Excise Tax: \$963.00
0206701

Mail after recording to:
Narron, O'Hale and Whittington, PA
Post Office Box 1567
Smithfield, North Carolina 27577

THIS INSTRUMENT WAS PREPARED BY: Jason W. Wenzel
(No title exam)

BRIEF DESCRIPTION FOR THE INDEX:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED IS MADE THIS THE 30 DAY OF AUGUST, 2016, BY AND AMONG THE FOLLOWING:

GRANTOR:

WAVERLY V. JONES, III, unmarried; and
MARK S. JONES, and wife, SALLY PERRY JONES
Post Office Box 71
Pine Level, North Carolina 27568

GRANTEE:

DMS PARTNERS, LLC
A North Carolina limited liability company
Post Office Box 129
Pine Level, North Carolina 27568

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 of Grantor's interest in that certain lot or parcel of land situated in Johnston and Wake Counties, North Carolina and more particularly described on Exhibit Attached hereto and incorporated herein by reference.

This is not the primary residence of either Grantor.

TO HAVE AND TO HOLD all of Grantor's interest in 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the current and subsequent years.

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

Waverly V. Jones, III (SEAL)
Waverly V. Jones, III

Mark S. Jones

Sally Perry Jones

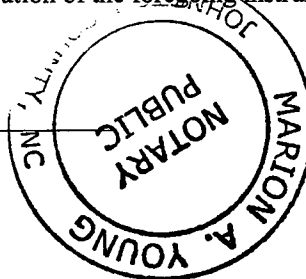
NORTH CAROLINA
JOHNSTON COUNTY

I, Marion A. Young, a Notary Public of the County and State aforesaid, certify that WAVERLY V. JONES, III, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30 day of August, 2016.

My commission expires: 9-6-19

Marion A. Young
Notary Public



NORTH CAROLINA
JOHNSTON COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that MARK S. JONES, and wife, SALLY PERRY JONES, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of August, 2016.

My commission expires: _____

Notary Public



This is not the primary residence of either Grantor.

TO HAVE AND TO HOLD all of Grantor's interest in 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the current and subsequent years.

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

Waverly V. Jones, III (SEAL)

Mark S. Jones (SEAL)

Sally Perry Jones (SEAL)

NORTH CAROLINA
JOHNSTON COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that WAVERLY V. JONES, III, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of August, 2016.

My commission expires: _____

Notary Public

NORTH CAROLINA
JOHNSTON COUNTY

I, Ellen S Franklin, a Notary Public of the County and State aforesaid, certify that MARK S. JONES, and wife, SALLY PERRY JONES, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26th day of August, 2016.

My commission expires: 12/23/16

Ellen S Franklin
Notary Public

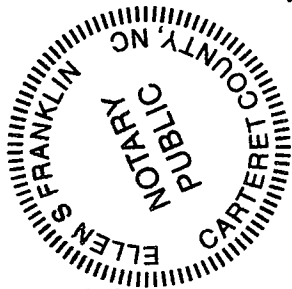


EXHIBIT A
PROPERTY DESCRIPTION

Tract # 1:

BEGINNING at a corner in public road in J. A. T. Jones' line; thence Easterly direction J. A. T. Jones' line 126 yards to a corner; thence North 41 yards to a corner in public road; thence straight line to the beginning 115 yards to a corner in public road; thence straight line to the beginning 115 yards, containing one half acre more or less.

Tract #2

BEGINNING at a Spanish Oak (blown down) on the Hurricane Branch and runs South 70 East 29 chains to a stake; thence South 28 chains to a stake; thence North 70 West 48 chains to a black gum on the Hurricane Branch; thence up the meanders of said branch to the beginning, containing 100 acres, more or less.

Tract #3

BEGINNING at a stake in James A. Jones' line running North 18 chains 86 links to a stake in a small branch, R. Gulley line; thence down said branch 16 ½ chains to the Hurricane Branch; thence down said branch 8 chains 85 links to said Jones' corner; thence South 86 East 22 chains to the beginning, containing twenty-three and one third (23 and 1/3) acres.

Tract # 4

Containing 6 acres more or less and being the residue of a tract of land conveyed to J. A. T. Jones by B. B. Johnson and recorded in Book J-4 at page 153, after a conveyance of 90 acres to J. T. Leach, Jr.

LESS AND EXCEPT THE FOLLOWING:

Beginning at an iron pipe set in the centerline of NCSR 1530, the northeast corner of the Johnson lot described in the deed of record in Book 572, page 340, and from said beginning point the line runs thence with the Johnson line North 69 degrees 01 minutes 23 seconds West 177.83 feet to an iron pipe, the northeast corner of the Edward Ford lot described in a deed of record in Book 1078, page 662; thence a new line North 15 degrees 30 minutes 20 seconds East 20.09 feet to an iron pipe and South 69 degrees 01 minute 23 seconds East 177.83 feet to an iron pipe set in the centerline of NCSR 1530; thence with the centerline of said road South 15 degrees 05 minutes 19 seconds West 20.11 feet to the point and place of beginning and being that same small strip formerly conveyed to Richard G. Johnson and wife, Louise J. Johnson.

For chain of title information, see Book 1208, page 707, Johnston County Registry and Book 372, page 545, Johnston County Registry. And see Estate File 91-E-179, Estate of Irene P. Jones of record in the Office of the Clerk of Superior Court of Johnston County. And see transcript of Estate of Irene Jones of record in File No. 99-E_____, Office of the Clerk of Superior Court of Wake County.

LESS AND EXCEPT Deed Book 1874, page 198, Johnston County Registry; Deed Book 8432, page 802, Wake County Registry, Deed Book 1879, page 822, Johnston County Registry; Deed Book 2347, page 429, Johnston County Registry and Deed Book 9808, page 2463, Wake County Registry.

For chain of title, see Book 4803, page 581 and Book 4803, page 577, Johnston County Registry and Book 16472, page 2650 and Book 16472, page 2645, Wake County Registry.