

Type: CRP  
Recorded: 9/25/2023 3:39:29 PM  
Fee Amt: \$96.00 Page 1 of 4  
Revenue Tax: \$70.00  
WAYNE COUNTY, NC  
CONSTANCE B. CORAM REGISTER OF DEEDS

**BK 3849 PG 387 - 390**

WARRANTY DEED

Prepared by: Richard J. Archie  
WHITE & ALLEN, P.A.

Property was not Grantors' primary residence

NORTH CAROLINA

Tax Stamps: \$70.00

WAYNE COUNTY

Parcel No.: 0038445

THIS DEED, made this 25<sup>th</sup> day of September, 2023, by STEVEN A. KINCANNON and wife, DOROTHY R. KINCANNON, whose address is 1419 Jim Grant Rd., Snow Hill, NC 28580, Grantors; to DIGITAL BUSINESS CORP., a California corporation, whose address is 340 S. Lemon Ave., Walnut CA 91789, Grantee;

WITNESSETH:

That Grantors, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has sold, and by these presents, does grant, bargain, sell and convey unto Grantee, its successors and assigns, in fee simple, that parcel of land lying and being in Buck Swamp Township, Wayne County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This property was conveyed to Grantors by Deed recorded in the above-named County Registry in Book 2424, Page 395.

Submitted electronically by "White & Allen, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wayne County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantors covenant with Grantee that Grantors are seized of said premises in fee, have the right to convey the same 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 claims of all persons whomsoever, subject to valid and enforceable utility easements, rights-of-way and restrictions of record, if any, and a pro rata share of the current year's ad valorem property taxes and such additional exceptions as may be hereinafter stated. Title to the property hereinabove described is subject to the following restrictions:

None.

The designation Grantors 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.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

Steven A. Kincannon (SEAL)  
Steven A. Kincannon

Dorothy R. Kincannon (SEAL)  
Dorothy R. Kincannon

NORTH CAROLINA

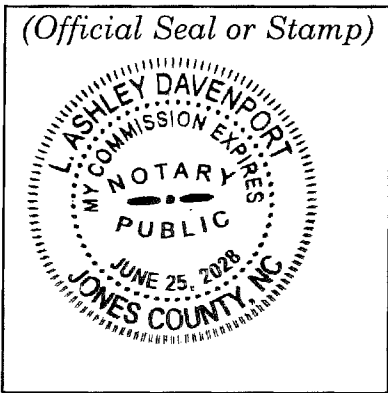
Lenoir COUNTY

Personally appeared before me this day STEVEN A. KINCANNON and wife, DOROTHY R. KINCANNON, being personally known to me or identified by satisfactory evidence and acknowledged to me their due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 25<sup>th</sup> day of September, 2023.

[Signature]  
L. Ashley Davenport, Notary Public

My commission expires: 06/25/2028



Notary seal or stamp must appear within this box.

EXHIBIT "A"

ATTACHMENT to WARRANTY DEED by STEVEN A. KINCANNON and wife, DOROTHY R. KINCANNON, Grantors; to DIGITAL BUSINESS CORP., a California corporation, Grantee:

Commencing at the centerline intersection of (NCSR 1317) Buck Swamp Road and (NCSR 1318) Vail Road and runs thence N 3° 32' 22" W 111.96 feet to the right of way of said Vail Road, THE POINT OF BEGINNING, and runs thence from said POINT OF BEGINNING and with the right of way sight line S 47° 27' 06" W 131.79 feet to the northern right of way line of Buck Swamp Road, thence with said right of way as follows: S 77° 47' 53" W 20.18 feet, S 76° 28' 58" W 201.30 feet, S 77° 29' 28" W 72.42 feet to a curve to the right, thence with said curve a chord N 87° 01' 55" W 269.89 feet, thence N 71° 33' 18" W 1059.29 feet to an iron stake, thence leaving said right of way N 16° 36' 23" E 265.85 feet to an iron stake, thence N 74° 27' 57" W 100.02 to an iron stake, thence N 62° 37' 19" W 101.79 feet to an iron stake, thence N 16° 36' 23" E 739.92 feet to an iron stake a common corner of lots 31 & 32 as shown on a map of Purple Iris Section Two and recorded in plat cabinet L, slide 89-I in the Wayne County Register of Deeds, thence with the southern boundary of said subdivision as follows: S 54° 01' 06" E 496.06 feet, S 68° 38' 07" E 218.99 feet, S 9° 03' 07" E 216.29 feet, N 88° 32' 56" E 537.87 feet, S 40° 36' 20" E 197.90 feet, S 36° 01' 48" E 203.64 feet, S 11° 59' 58" W 102.50 feet and S 78° 00' 02" E 200.00 feet to an iron stake in the western right of way line of said VAIL Road, thence with said right of way S 11° 59' 58" W 206.97 feet to the POINT OF BEGINNING; said described tract containing 30.51 acres more or less.

RJA/lad #36  
127949-00002