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Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Workflow# 0000096269-0001
Craven, NC
Sherri B. Richard Register of Deeds

BK **3209** PG **681**

NORTH CAROLINA WARRANTY DEED

Excise Tax: \$ None
Parcel Identifier No. **1-035-057**

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: *William H. Hollows, Attorney at Law, P.O. Box 563, New Bern, North Carolina 28563*

This instrument was prepared by: *William H. Hollows, Attorney at Law, P.O. Box 563, New Bern, North Carolina 28563*

Brief Description for the Index:

THIS DEED made this 27th day of June, 2013, by and between

<i>GRANTOR</i>	<i>GRANTEE</i>
MICHAEL L. MCLAWHORN	KENNETH E. MCLAWHORN <u>PO Box 446</u> <u>Roaring Gap, NC 28668-0446</u>

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 Number One Township, Craven County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

The property herein conveyed as acquired by Grantor by deed recorded in Book 1274, Page 1044, Craven County Registry.

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

DK



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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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

SHERRI W. ALLEN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 7-30-2016.

 (SEAL)
Michael L. McLawhorn

State of NORTH CAROLINA, County of WAKE

I, Sherrri W. Allen, a Notary Public of the County and State aforesaid, certify that MICHAEL L. MCLAWHORN personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of June, 2013.

Sherrri W. Allen Notary Public
My Commission Expires: 7-30-16



EXHIBIT A

All that certain lot or parcel of land lying and being situate in Number One (#1) Township, Craven County, North Carolina, and adjoining the lands of Octave McGlohon (McLawhorn) and others and being further described as follows: BEGINNING at Octavia McLawhorn's corner on the Barrington Ferry Road, and runs down and with said road to a white oak near the upper corner of Harvey McLawhorn's fence, then with a cart-road along the said McLawhorn's fence to the first ditch, then with said ditch to a Gum; thence from said Gum a direct line to an oak in a Ravine, thence down said ravine to the swamp and with the run of said Swamp to the fork and Henry McLawhorn's line there up the run of the swamp to Octave McLawhorn's line, there with said McLawhorn's line to the road and the beginning.

SAVING AND EXCEPTING from the above described parcel those tracts described in the deeds recorded in Book 2871 at Page 816 and Book 3157 at Page 836 of the Craven County Registry.

The purpose of this deed is to convey all the interest of Grantor in the parcel described herein acquired in the deed recorded in Book 1274 at Page 1044 of the Craven County Registry.