

FILED	Mar 01, 2024
AT	02:03:08 PM
BOOK	01107
START PAGE	0661
END PAGE	0663
INSTRUMENT #	00321
RECORDING	\$26.00
EXCISE TAX	\$48.00
RW	

This instrument prepared by Matthew S. Cheney, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds, if applicable.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$48.00

Parcel Identification No. 0601838 & 0602373 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Tract 2, Division of Land of Lucy and Luke Jacobs, PB 7, PG 2 & 0.21 acres, more or less, Hwy 308

**PROPERTY ADDRESS:** Off Highway 308, Rich Square, North Carolina 27869

THIS DEED made this 28th day of February, 2024, by and between

GRANTOR	GRANTEE
<b>CAROLE J. RIDDICK</b> (fka CAROLE JEAN HALL) (unmarried)	<b>DIGITAL BUSINESS CORP, dba</b> <b>REELVEST PROPERTIES, a California</b> <b>corporation</b>
<u>Mailing Address:</u> 103 Sunrise Avenue, Portsmouth, VA 23701	<u>Mailing address:</u> 440 N. Barranca Avenue, Covina, CA 91723

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 **NORTHAMPTON** County, North Carolina and more particularly described as follows:

submitted electronically by "Brock & Scott, PLLC FC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Northampton County Register of Deeds.

**PARCEL ONE;**

Lying and being on the West side of the State Highway No. 308 between the intersection of said Highway and Highway No. 258 and beginning at the northeast corner of the Annie J. Powell lot in West edge of said Highway No. 308 a common corner with the lands of John A. Powell, and running thence the John A Powell line South 67 degrees West 168 feet to a corner; thence North 11 degrees West 54 feet to a new corner in land of Annie J. Powell; thence a new line with Annie J. Powell North 67 degrees East 168 feet to a new corner in West line of Highway; thence along West line of Highway South 11 degrees East 54 feet to the point of Beginning.

Being that same property conveyed to Carole Jean Hall by Warranty Deed from James Maceo Powell and wife, Almena B. Powell dated 10/02/1978 and recorded on 11/02/1978 in Book 588, Page 723, Northampton County Registry.

Commonly known as 0.21 Acres, Off NC Hwy 308, Rich Square, North Carolina 27869

Tax Parcel ID: 0601838

**PARCEL TWO:**

**BEING KNOWN AND DESIGNATED** as Tract 2 on the plat showing the Division of Land of Lucy and Luke Jacobs recorded in Plat Book 7, Page 2, Northampton County Registry, reference to which is hereby made for a more particular description.

Being a portion of that same property conveyed to Mildred Lucille Hall by Warranty Deed from John A. Powell and wife, Cleo N. Powell dated 04/11/1975 and recorded on 06/19/1975 in Book 567, Page 561, Northampton County Registry. Mildred Lucille Hall died testate on 08/29/2023 and was domiciled in Portsmouth County, Virginia. An exemplified copy of the estate of Mildred L. Hall-Cox (aka Mildred Lucille Hall) is filed in estate file 24E51 in the Office of the Clerk of Superior Court, Northampton County, NC.

Save and except the following:

**Tract One:**

Lying and being on the West side of State Highway No. 308 between Rich Square and Roxobel, about one-quarter mile East from the junction of Highway No. 308 with Highway No. 258, and beginning at a corner on the West side of said highway, the northwest corner for the Lance Lassiter land; And running thence with line of Lance Lassiter South 67 degrees 30 minutes West 420 feet to a new corner for Lance Lassiter and John A. Powell; thence a new line with John A. Powell North 11 degrees West 105 feet to a new corner with John A Powell; thence a new line with John A. Powell North 67 degrees 30 minutes East 420 feet to another new corner on West side of Highway No. 308; thence with west line of said highway South 11 degrees East 105 feet to the point of beginning, containing one acre, more or less.

Being that same property conveyed to Walter Ward and Anner Ward, his wife, by Warranty Deed from John A. Powell and Cleo Powell, his wife, dated 01/09/1965 and recorded on 01/13/1965 in Book 496, Page 380, Northampton County Registry.

**Tract Two:**

All that certain lot or tract of land in Rich Square Township, Northampton County, North Carolina, located on North Carolina Highway 308 leading from Rich square to Roxobel and bounded now as follows; North by other lands of Mildred Hall; East by the aforesaid Highway; South by lot of Walter and Anner Ward and West by other lands of Mildred Hall. Said tract of land is more particularly described as the Anner Ward lot according to a Plaid survey prepared by Revelle & Felton, Surveyors, on the 21st day of April, 1976, which plat, recorded in Map Book 14, Page 66, public records of said Northampton County, is by reference incorporated herein as part of this description.

Being that same property conveyed to Anner Rogers Ward by Warranty Deed from Mildred Lucille Hall and husband, Joseph R. Hall dated 05/03/1976 and recorded on 06/21/1976 in Book 573, Page 323, Northampton County Registry.

Commonly known as Off Highway 308, Rich Square, North Carolina 27869.

Tax Parcel ID: 0602373

The property conveyed herein does not include the primary residence of Grantor.

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:

2024 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

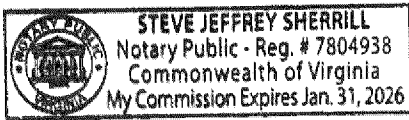
*Carole J. Riddick (fka Carole Jean Hall)*  
CAROLE J. RIDDICK  
(fka CAROLE JEAN HALL)

State of Virginia, County of Portsmouth City

I, Steve Jeffrey Sherrill, the undersigned Notary Public of Portsmouth County and State aforesaid, certify that **CAROLE J. RIDDICK (fka CAROLE JEAN HALL)** 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 28 day of February, 2024.

(Official Notary Stamp/Seal)



*Steve Jeffrey Sherrill*  
Notary Public  
My Commission Expires: 1-31-26