

INDEXED

Prepared by/Return to: M. Bryan King
 Haithcock, Barfield, Hulse & King, PLLC
 233 East Walnut Street
 Goldsboro, North Carolina 27530

Parcel Identifier No.: 3613160140

Excise Tax: \$200.00

6-26⁰⁰
 Rev-200⁰⁰

The property described below does not include the Grantor's primary residence.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of May, 2020 by and between **CYNTHIA R. YELVERTON, unmarried**, whose mailing address is 215 Salerno Drive, Clayton NC 27527, **JANICE YELVERTON WILDER and husband, WILLIE A. WILDER**, whose address is 424 Floyd Blackwell Road, Tryon, NC 28782, and **TIFONDA WILDER, unmarried**, whose address is 3120 Brinkley Road, Apt # 201, Temple Hills, MD 20782, Grantors, and **RYAN BRUCE KEARNEY**, whose mailing address is 1421 Airport Road NE, Pikeville, NC 27863, Grantee. 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:

WHEREAS, John D. Coley and wife, Iona S. Coley, Ernest R. Coley, unmarried, and Booker T. Coley and wife, Juanita E. Coley, conveyed the property described more particularly below to Willie Clinton Yelverton and wife, Charlotte Ruth Yelverton, by deed dated May 12, 1971 and recorded in Book 787, Page 225, Wayne County Registry;

WHEREAS, said deed from the Coleys to the Yelvertons contained an error in the legal description;

WHEREAS, John D. Coley and wife, Iona S. Coley, Ernest R. Coley, unmarried, and Booker T. Coley and wife, Juanita E. Coley, conveyed the property described more particularly below to Willie Clinton Yelverton and wife, Charlotte Ruth Yelverton, by deed with corrected legal description, dated January 28, 1971 and recorded in Book 797, Page 525, Wayne County Registry;

WHEREAS, Willie Clinton Yelverton predeceased Charlotte Ruth Yelverton, leaving her sole owner of the property described below;

WHEREAS, Charlotte Ruth Yelverton conveyed a deed to her only three children and the grantors of this deed, Willie C. Yelverton Jr., Cynthia R. Yelverton, and Janice Yelverton Wilder, which contained the incorrect legal description from the first deed recorded in Book 787, Page 225, Wayne County Registry;

WHEREAS, Charlotte Ruth Yelverton died on December 14, 2014, and left no last will and testament and Willie C. Yelverton Jr., Cynthia R. Yelverton, and Janice Yelverton Wilder were her sole heirs;

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO TITLE EXAMINATION OF THIS PROPERTY AND EXPRESSES NO OPINION AS TO TITLE UNLESS CONTAINED IN A SEPARATE WRITTEN CERTIFICATE.

WHEREAS, pursuant to the North Carolina Intestate Succession Act, Willie C. Yelverton Jr., Cynthia R. Yelverton, and Janice Yelverton Wilder are the owners of the property correctly described in Deed Book 797, Page 525, Wayne County Registry;

WHEREAS, Willie C. Yelverton, Jr., attempted to convey his interest in the property described below to Tifonda Wilder by deed recorded in Book 3382, Page 511, Wayne County Registry, but used the incorrect legal description from Deed Book 787, Page 225, Wayne County Registry;

WHEREAS, Willie C. Yelverton, Jr., conveyed his interest in the property described below to Tifonda Wilder by deed recorded in Book 3523, Page 536, Wayne County Registry, using the correct legal description from Deed Book 797, Page 525, Wayne County Registry;

AND WHEREAS, Cynthia R. Yelverton, Janice Yelverton Wilder, and Tifonda Wilder are currently the sole owners of the property described below;

NOW THEREFORE, the Grantors, 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 Wayne County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the northwestern edge of the right of way of N.C. Secondary Road No. 1537 at a point N. 43° 51' E. 262 feet from Lonnie Langston's northeastern corner on said road, and running thence from the beginning point with the Northern edge of an unnamed street N. 46° 09' W. 200 feet to a stake; thence N. 43° 51' E. 100 feet to a stake; thence S. 46° 09' E. 200 feet to the Northwestern edge of the right of way of N.C. Secondary Road No. 1537; thence with the northwestern edge of the right of way of N.C. Secondary Road No. 1537 S. 43° 51' W. 100 feet to the point of beginning.

Being the same property conveyed by deed recorded in Book 797, Page 525, Wayne County Registry. And being the same property inherited by Cynthia R. Yelverton, Willie C. Yelverton Jr., and Janice Yelverton Wilder, from Charlotte Ruth Yelverton (deceased). And being the same property described in a deed from Willie C. Yelverton, Jr., to Tifonda Wilder in Book 3523, Page 536, Wayne County Registry.

This conveyance is made subject to easements, rights of way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

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.

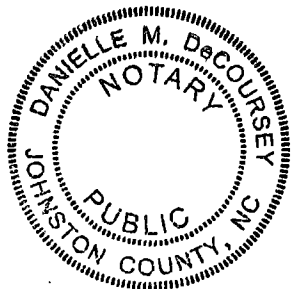
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated above.

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 officer(s), the day and year above first written.

Cynthia R. Yelverton

CYNTHIA R. YELVERTON (SEAL)

SEAL-STAMP.



State of North Carolina, County of ~~Wayne~~ *Johnston*

I, the undersigned Notary Public of the County and State aforesaid, certify that **CYNTHIA R. YELVERTON** 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 28th day of May, 2020.

Danielle M. DeCoursey

Notary Public

Print Notary Name: *Danielle M. DeCoursey*

My Commission Expires: 11-19-2020

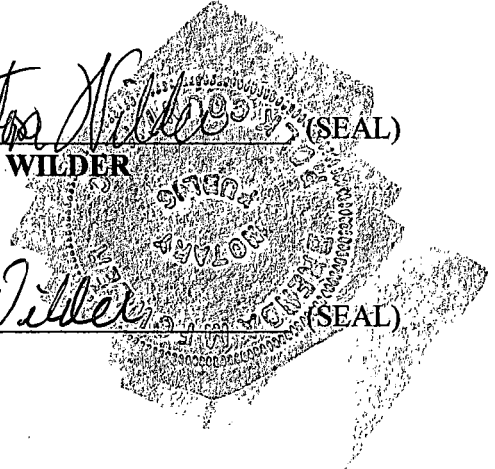
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year above first written.

Janice Yelverton Wilder

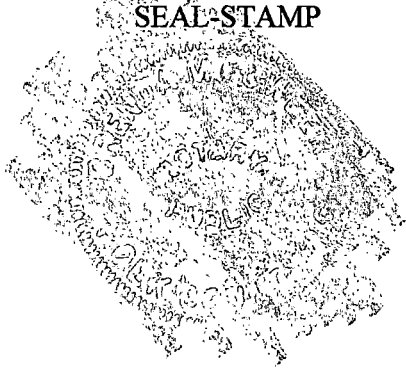
JANICE YELVERTON WILDER (SEAL)

Willie A. Wilder

WILLIE A. WILDER (SEAL)



SEAL STAMP



State of North Carolina, County of ~~Wayne~~ Polk

I, the undersigned Notary Public of the County and State aforesaid, certify that **JANICE YELVERTON WILDER and husband, WILLIE A. WILDER**, 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 29 day of May, 2020.

Brenda M. Fowler

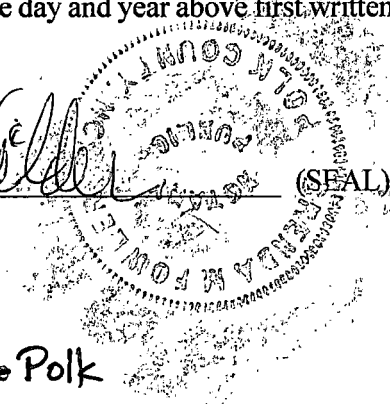
Notary Public

Print Notary Name: Brenda M. Fowler

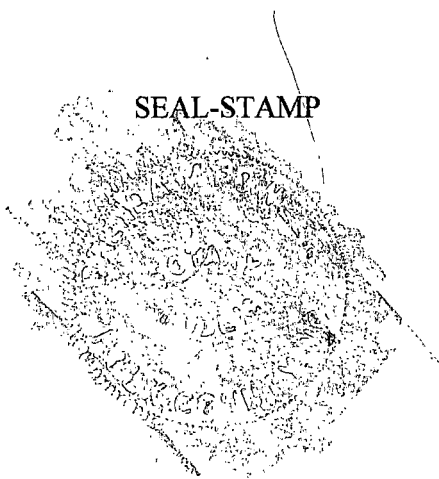
My Commission Expires: 10/30/23

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 officer(s), the day and year above first written.

Tifonda Wilder
TIFONDA WILDER (SEAL)



SEAL-STAMP



State of North Carolina, County of ~~Wayne~~ Polk

I, the undersigned Notary Public of the County and State aforesaid, certify that TIFONDA WILDER 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 29 day of May, 2020.

Brenda M. Fowler

Notary Public

Print Notary Name: Brenda M. Fowler

My Commission Expires: 10/30/23

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