

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Nov 05, 2024
AT	12:01:37 pm
BOOK	01146
START PAGE	0055
END PAGE	0059
INSTRUMENT #	02530
EXCISE TAX WRJ	(None)

DEED

Return After Recording to: John Allen at 115 Satara Dr, Wilmington, NC 28412

Stamps: \$ 0.00

NORTH CAROLINA

WARREN COUNTY

PARENT PARCEL No: D5B 43

) This deed prepared by: Banzet, Thompson, Styers & May, PLLC,
) a licensed North Carolina attorney.
) **TITLE NOT EXAMINED BY DRAFTSMAN**

THIS GIFT DEED, made this 26th day of June, 2024, by John Q. Allen, widowed; Heather R. Allen, unmarried; and Wanda W. Clary and husband, Eugene C. Clary, of Warren County, North Carolina, parties of the first part; to John Q. Allen, Heather R. Allen, Wanda W. Clary and Eugene C. Clary, of 115 Satara Drive, Wilmington, North Carolina 28412, party of the second part,

WITNESSETH:

THAT, for and in consideration of the sum of ONE DOLLAR (\$1.00) paid by the party of the second part to the parties of the first part, the receipt of which is hereby acknowledged, and the love and affection which the parties of the first part bear for the party of the second part, the parties of the first part have bargained, granted, sold and conveyed and by these presents does hereby bargain, grant, sell and convey, to and unto the party of the second part, as tenants in common, all their right, title, interest, and estate, in and to the following described land in Town of Norlina, Smith Creek Township, Warren County, North Carolina:

That certain tract or parcel of land shown as Tract “2” on that certain map or plat entitled "Surveyed and Mapped For: Wanda Wilson Clary and Heirs of Pamela Wilson Allen" dated December 11, 2023, recorded in Plat Cabinet 1, Slide 386, Plat 2, Warren County Public Registry; reference to said plat being hereby made for a greater certainty of description.

This is the identical property conveyed by J. Ollie Knight et al. to Charles L. Wilson and wife, Mildred A. Wilson, by Deed dated March 13, 1967 and recorded in said Registry in Book 203, Pages 595. Upon the death of Charles L. Wilson, on April 1, 1992, Mildred A. Wilson became sole seized of said property. Upon her death on October 16, 2002, and pursuant to her duly filed Last Will and Testament, Mildred A. Wilson devised this property to Wanda W. Clary and Pamela W. Allen. See Estate File No. 02-E-213 in the Warren County Clerk of Superior Court. Pamela

W. Allen died intestate on November 6, 2017; John Q. Allen and Heather R. Allen are her only known heirs at law.

This conveyance is made subject to the usual highway and utility easements of right-of-way of "Virginia Avenue" and "Elm Street."

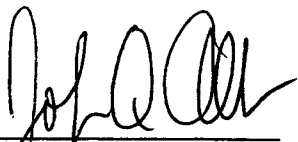
The property conveyed herein is a portion of the primary residence of the parties of the first part.

TO HAVE AND TO HOLD the above described undivided interest in land, together with all privileges and appurtenances thereto belonging, to and unto the party of the second part.

And the parties of the first part do covenant with the party of the second part, that they are seized of said undivided interest in land and have a good and lawful right to convey the same, that the same is free and clear of all encumbrances, except any that may be specified herein, and that they do hereby warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

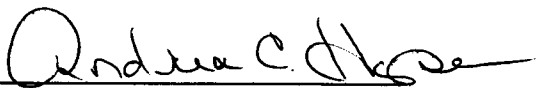


John Q. Allen

New Hanover County
State of North Carolina

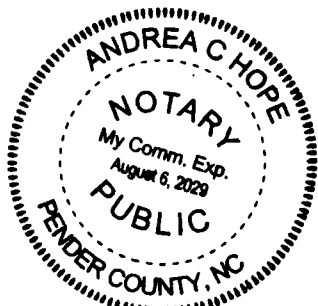
I, Andrea Hope, a Notary Public for Pender County,
certify that **John Q. Allen** personally appeared before me this day and
acknowledged the foregoing and annexed instrument.

Witness my hand and official seal this the 30th day of
October, 2024.

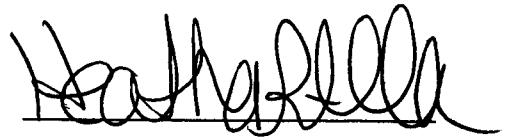


Notary Public

(SEAL)



My commission expires: 8/06/29



Heather R. Allen

New Hanover County

State of North Carolina

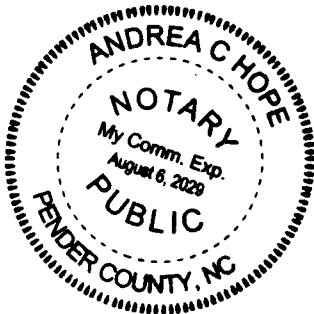
I, Andrea Hope, a Notary Public for Pender County,
certify that **Heather R. Allen** personally appeared before me this day
and acknowledged the foregoing and annexed instrument.

Witness my hand and official seal this the 20th day of
October, 2024.



Notary Public

(SEAL)



My commission expires: 8/06/29

Wanda W. Clary (SEAL)
Wanda W. Clary

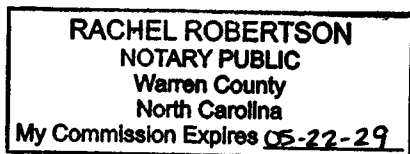
Eugene C. Clary (SEAL)
Eugene C. Clary

STATE OF NORTH CAROLINA

COUNTY OF Warren

I, Rachel Robertson, a Notary Public of said County and State, do hereby certify that **Wanda W. Clary and husband, Eugene C. Clary**, this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 26th day of June, 2024.



Rachel RobL
NOTARY PUBLIC

My commission expires: 05-22-2029