

FILED  
WARREN COUNTY NC  
YVONNE D. ALSTON  
REGISTER OF DEEDS

|              |              |
|--------------|--------------|
| FILED        | Oct 09, 2024 |
| AT           | 04:05:23 pm  |
| BOOK         | 01144        |
| START PAGE   | 0636         |
| END PAGE     | 0643         |
| INSTRUMENT # | 02276        |
| EXCISE TAX   | \$270.00     |
| JBV          |              |

Prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney; Hicks, Preddy & Washburn, PC, P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Warren County Tax Collector upon disbursement of closing proceeds.

All or a portion of the property herein conveyed \_\_\_ includes or x does not include the primary residence of the Grantor.

Tax Parcel No. E5D101

Stamps: \$270.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF WARREN

THIS DEED, made and entered into this the 5<sup>th</sup> day of October, 2024, by and between **Jade Cassandra Jackson a/k/a Cassandra Jade Hanson Jackson, married, Individually and as Administrator of the Estate of Willie Hermenia Fitts Jackson Salmon, and spouse, Joseph M. Jackson, Richard Ferguson and spouse, Sharon Ferguson, Monica Bullock and spouse, Ronald Bullock, Yvette Harris and spouse, Roger Harris, and Derryl Hanson a/k/a Darryl Hanson, unmarried,** designated as Grantor herein, and **Stephen J. White, unmarried,** whose address is 328 N. Main Street, Warrenton, NC 27589, designated as Grantee herein. 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 said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in {A0220712.DOCX}

Warrenton Township, Warren County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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:

1. The lien of the local ad valorem property taxes for 2025 and subsequent years.
2. All ordinary and customary utility and highway easements and rights-of-way of record.
3. Applicable zoning and building laws or ordinances.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

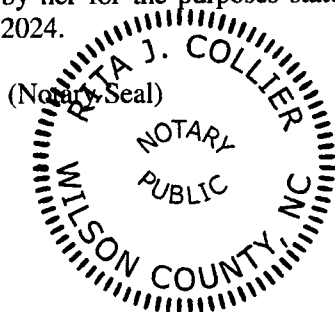
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

Jade Cassandra Jackson (SEAL)  
 Jade Cassandra Jackson a/k/a Cassandra Jade Hanson  
 Jackson, Individually and as Administrator of the Estate  
 of Willie Hermenia Fitts Jackson Salmon

Joseph M. Jackson (SEAL)  
 Joseph M. Jackson

STATE OF NC; COUNTY OF Nash

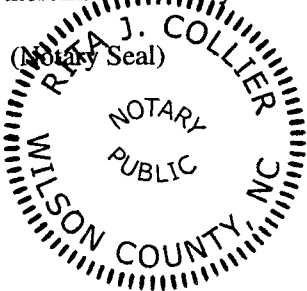
I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Jade Cassandra Jackson a/k/a Cassandra Jade Hanson Jackson, Individually and as Administrator of the Estate of Willie Hermenia Fitts Jackson Salmon**, either (☒) personally known to me or (☒) proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 3rd day of October, 2024.



Rita J. Collier  
 Notary Public  
Rita J. Collier  
 Printed or Typed Name  
 My commission expires: June 19, 2025

STATE OF NC; COUNTY OF Nash

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Joseph M. Jackson**, either (☐) personally known to me or (☒) proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 3rd day of October, 2024.



Rita J. Collier  
 Notary Public  
Rita J. Collier  
 Printed or Typed Name  
 My commission expires: June 19, 2025

*Richard Ferguson* (SEAL)  
Richard Ferguson

*Sharon Ferguson* (SEAL)  
Sharon Ferguson

STATE OF Virginia; COUNTY OF Loudoun

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Richard Ferguson**, either ( ) personally known to me or ( ☒ ) proven by satisfactory evidence (said evidence being VA License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 05 day of October, 2024.

(Notary Seal)

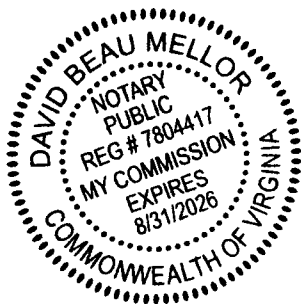


*David B. Mellor*  
Notary Public  
David B. Mellor  
Printed or Typed Name  
My commission expires: 08/31/2026

STATE OF Virginia; COUNTY OF Loudoun

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Sharon Ferguson**, either ( ) personally known to me or ( ☒ ) proven by satisfactory evidence (said evidence being VA License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 05 day of October, 2024.

(Notary Seal)



*David B. Mellor*  
Notary Public  
David B. Mellor  
Printed or Typed Name  
My commission expires: 08/31/2026

Monica Bullock (SEAL)  
Monica Bullock

Ronald C. Bullock (SEAL)  
Ronald Bullock

STATE OF North Carolina COUNTY OF Mecklenburg

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Monica Bullock**, either ☐ personally known to me or ☒ proven by satisfactory evidence (said evidence being Driver License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 02<sup>nd</sup> day of October, 2024.

(Notary Seal)

ANDRETTA JACKSON  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires March 02, 2028

Andretta Jackson  
Notary Public

Andretta Jackson  
Printed or Typed Name  
My commission expires: March 02, 2028

STATE OF North Carolina COUNTY OF Mecklenburg

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Ronald Bullock**, either ☐ personally known to me or ☒ proven by satisfactory evidence (said evidence being Driver License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 02<sup>nd</sup> day of October, 2024.

(Notary Seal)

ANDRETTA JACKSON  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires March 02, 2028

Andretta Jackson  
Notary Public

Andretta Jackson  
Printed or Typed Name  
My commission expires: March 02, 2028

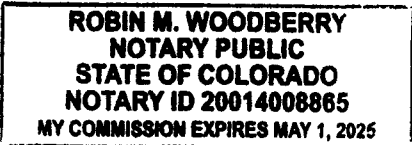
Yvette Harris (SEAL)  
Yvette Harris

[Signature] (SEAL)  
Roger Harris

STATE OF Colorado; COUNTY OF Arapahoe

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Yvette Harris**, either (☒) personally known to me or (☐) proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 3rd day of October, 2024.

(Notary Seal)

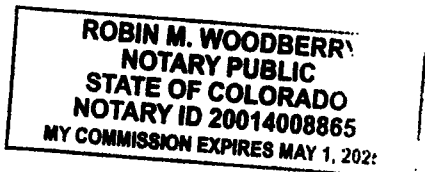


Robin M. Woodberry  
Notary Public  
Robin M. Woodberry  
Printed or Typed Name  
My commission expires: May 1, 2025

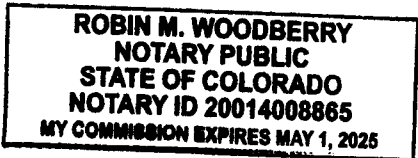
STATE OF Colorado; COUNTY OF Arapahoe

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Roger Harris**, either (☒) personally known to me or (☐) proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 3rd day of October, 2024.

(Notary Seal)



Robin M. Woodberry  
Notary Public  
Robin M. Woodberry  
Printed or Typed Name  
My commission expires: May 1, 2025

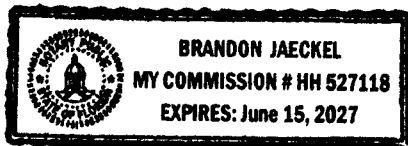


Derryl E. Hanson (SEAL)  
Derryl Hanson

STATE OF Florida; COUNTY OF Sarasota

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **Derryl Hanson**, either ☐ personally known to me or ☒ proven by satisfactory evidence (said evidence being Drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 3rd day of October, 2024.

(Notary Seal)



Brandon Jaeckel  
Notary Public

Brandon Jaeckel  
Printed or Typed Name  
My commission expires: June 15, 2027

**EXHIBIT "A"**

Beginning at a stake on the East side of Main Street in the Town of Warrenton, a common corner for the lots of the late Alpheus Jones and James K. Polk (being the Southwest corner of a triangular parcel of land conveyed by James K. Polk et ux to Alpheus Jones by deed recorded in Book 145, Page 309); thence along Jones' line South 89 ¼ deg. East 210.2 feet to a stake on the South edge of fence corner post, corner for Alpheus Jones and James K. Polk, thence along a new line for Polk, parallel with Main Street, South 2 deg. East 89.6 feet to a point in the line of Marion G. Polk (formerly William T. Polk); thence along Polk's line North 89 deg. West 210.2 feet to a stake on the East side of Main Street, corner for James K. Polk and Marion G. Polk, thence along the East side of Main Street North 2 deg. West 89.6 feet to the place of beginning and being the identical land conveyed by deed dated April 26, 1988 by Louise A. Robinson to George Walter Robinson, Jr. and recorded in the office of the Register of Deeds of Warren County, North Carolina in Book 472, Page 094.

The above described lot or parcel of land is subject to a right of way granted to Alpheus Jones by deed recorded in the Public Registry of Warren County, North Carolina, in Book 145, Page 309.

For further reference, see Deed Book 556, Page 376, Warren County Registry. See also the Estate of Willie Herminia Fitts Jackson Salmon, record number 23-E-285, on file at the office of the Clerk of Superior Court of Warren County, North Carolina.