

FILED	
WARREN COUNTY NC	
YVONNE D. ALSTON	
REGISTER OF DEEDS	
FILED	Feb 20, 2019
AT	12:05:02 pm
BOOK	01036
START PAGE	0487
END PAGE	0488
INSTRUMENT #	00394
EXCISE TAX	\$36.00
LNN	

RECOMBINATION DEED

NORTH CAROLINA

TITLE NOT EXAMINED BY DRAFTSMAN

WARREN COUNTY

Prepared by Marvin P. Rooker, Attorney at Law

THIS RECOMBINATION DEED, made and entered into as of the 18th day of February, 2019, by THOMAS REID ROOKER (unmarried) of Warren County, North Carolina, party of the first part; and STEPHEN J. WHITE of 208 Brehon Street, Warrenton, North Carolina 27589, party of the second part;

W I T N E S S E T H :

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) paid to the party of the first part by the party of the second part, the receipt of which is hereby expressly acknowledged, said party of the first part has 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, his heirs and assigns, that certain parcel of land situated in the Warrenton Township, Warren County, North Carolina and being more particularly described as follows:

TAX PARCEL ID NO.: E6B/577B

BEING that certain parcel of land situated north of Battle Avenue in Warrenton, NC containing 0.215 acre (9,345 square feet) and being delineated as Parcel B on that certain survey plat prepared by Harry M. Williams, III, Professional Land Surveyor, dated April 24, 2014, and revised June 30, 2014, entitled "Stephen J. White, Thomas Reid Rooker and Ann R. Copley et al", and being recorded in the Office of the Register of Deeds of Warren County, NC in Plat Cabinet 1, Slide 313, plat 17. Said survey plat being a revision of that plat recorded in said Registry in Plat Cabinet 1, Slide 313, plat 13 and the placement of the "Recombination Hooks" shown on that plat recorded in Plat Cabinet 1, Slide 313, Plat 17 supersedes the placement of said Recombination Hooks on that plat recorded in Plat Cabinet 1, Slide 313, plat 13.

Reference is hereby made to said recorded plat for a more specific description of said property by metes, bounds, courses and distances. Said property being a portion of that property conveyed to Thomas Reid Rooker by deed recorded in the Warren County Registry in Book 630, page 350 and all of that property conveyed to Thomas Reid Rooker by deed recorded in the Warren County Registry in Book 968, Page 869.

Said property is located at 128 Battle Avenue, Warrenton, North Carolina.

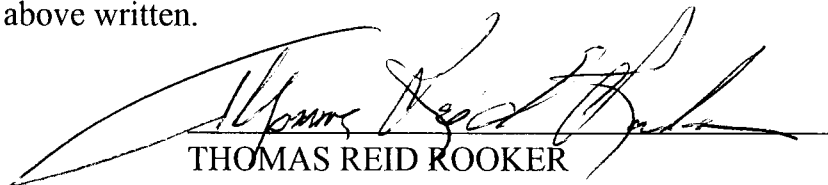
The above described property is conveyed subject to the 2019 property taxes which the party of the second part assumes the responsibility for paying.

The above described property is not the primary residence of the grantor.

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

AND the party of the first part covenants with the party of the second part, his heirs and assigns, that he is seized of said land in fee and has a good and lawful right to convey the same in fee simple, that the same is free and clear of all encumbrances and that he does hereby warrant and will forever defend the title thereto against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto subscribed his name and affixed his seal as of the day and year first above written.

 (SEAL)
THOMAS REID ROOKER

STATE OF NORTH CAROLINA

COUNTY OF Warren

I, Nichole B. Blackwell, a Notary Public of said County and State, do hereby certify that THOMAS REID ROOKER, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed Recombination Deed.

WITNESS my hand and notarial seal this the 20th day of February, 2019.



NOTARY PUBLIC

My Commission Expires: 02-28-2022

