Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/25/2025 4:33:21 PM
Fee Amt: $140.00 Page 1 of 4
Receipt#: 202400008318
Revenue Tax: $114.00
Halifax, NC
Christie C Avens Register of Deeds

BK 2799 PG 416 - 419

UNOFFICIAL

The closing attorney is J. Tyler Britton, PO BOX 2218, Wendell, NC 27591.

This document was prepared by Charles Bowen Jones II, 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.

PREPARED BY: BRITTON & JONES, PLLC

Excise Tax: **$114.00**
Tax Parcel No: 1100949

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED MADE THIS THE 24 DAY OF JUNE 2025, BY AND BETWEEN THE FOLLOWING:

GRANTOR: **CYNTHIA JO FLOYD, unmarried**

GINA F. LOVEGROVE and spouse,
JOSEPH LEE LOVEGROVE, JR.

GRANTEE: **HADD ENTERPRISES, LLC**
PO BOX 30
Hamilton, NC 27840

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.

Submitted electronically by "Law Office of J. Tyler Britton, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Halifax County Register of Deeds.

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, that certain lot or parcel of land situated in Halifax County, North Carolina, and more particularly described as follows:

Beginning at an iron pipe in the Southern right of way line for West 5th Street, and which iron pipe is located South 19 degrees 32 minutes West 30 feet from the intersection of the Northern right of way line for said West 5th Street and the Western right of way line for Church Street, and which beginning point is located at the intersection of the Southern right of way line for West 5th Street and the Western right of way line for Church Street extended, as shown on the map hereinafter referred to; thence leaving said beginning point and running along the Western right of way line for Church Street extended (as shown on the map hereinafter referred to) South 19 degrees 32 minutes West 140.4 feet to an iron pipe in the line of the property of the heirs of G. E. Pendleton, Sr.; thence along the Pendleton line North 88 degrees 28 minutes West 105 feet to an iron pipe at a new-made corner (which is the common corner for the lands hereby conveyed and Lot No. Two and the Pendleton land); thence North 19 degrees 32 minutes East 172.8 feet along a new-made line to an iron pipe in the Southern right of way line for West 5th Street; thence along the Southern right of way line for West 5th Street South 70 degrees 53 minutes East 100 feet to an iron pipe, the point of beginning; and being Lot No. One according to plat showing property of A. C. House, Jr., Scotland Neck Township, Halifax County, dated August 26, 1966, prepared by Cyril C. Waters, Registered Surveyor, Roanoke Rapids, N. C., and being the identical property conveyed to Joseph E. Floyd and wife Gail C. Floyd as tenants by the entirety from A. C. House Jr., et ux, et al by deed dated the 6th day of June, 1967 and recorded in Book 715 at page 362 in the office of the Register of Deeds of Halifax County.

Being the same property conveyed to Joseph E. Floyd via that certain deed in Book 1894, Page 660 of the Halifax County Registry. As to Joseph E. Floyd, deceased, Estate File 22E000518-410.

All or a portion of the property herein conveyed __ does / ✓ does NOT include the primary residence of a 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, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

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

UNOFFICIAL

(SEAL)
CYNTHIA JO FLOYD

STATE OF NC
COUNTY OF Pitt

I, Charles Bowen Jones, a Notary Public of said State and County aforesaid, do hereby certify CYNTHIA JO FLOYD, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal or stamp, this 24 day of JUNE, in the year 2025.

(SEAL)
Notary Public

CHARLES BOWEN JONES
My Commission Expires
NOTARY
PUBLIC
01-31-26
PITT COUNTY, NC

My Commission Expires: 1-31-26

UNOFFICIAL

(SEAL)
GINA F. LOVEGROVE

(SEAL)
JOSEPH LEE LOVEGROVE, JR.

STATE OF NC
COUNTY OF Pitt

I, Charles Bowen Jones, a Notary Public of said State and County aforesaid, do hereby certify GINA F. LOVEGROVE and JOSPEH LEE LOVEGROVE, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal or stamp, this 24 day of JUNE, in the year 2025.

(SEAL)
Notary Public

CHARLES BOWEN JONES
My Commission Expires
NOTARY PUBLIC
01-31-26
PITT COUNTY, NC

My Commission expires: 1/31/26

UNOFFICIAL