

BK 1785 PG 63 - 69

Revenue \$350.00

Tax ID#: 470351683600

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: Kellie C. Gonzalez, 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.

After recording mail to: Grantee

Brief description for the index:

THIS DEED, made this the 29th day of July, 2023, by and between

GRANTOR	GRANTEE
Estate of Margaret Ann Letchworth by Loretta Ann Letchworth, Executor and Loretta Ann Letchworth, unmarried Angela Gail Letchworth, unmarried Julie L. Nines and spouse, Travis W. Nines and Jonas Larry Letchworth, Jr., unmarried 12465 US Hwy 258 S. Macclesfield, NC 27852	Carl Duncan Thomas and spouse, Diane R. Thomas 2042 Pinetops-Crisp Road, Pinetops, NC 27864

The above described property () does () does not include the primary residence of the Grantor.

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, Margaret Ann Letchworth, (hereinafter referred to as deceased) died testate on November 11, 2022, Edgecombe County, North Carolina;

WHEREAS, the estate of the deceased is being duly administered and bears file number 22-E-487 in the Office of the Edgecombe County Clerk of Superior Court;

WHEREAS, Loretta Ann Letchworth is the Executor of the above estate;

WHEREAS, the Notice to Creditors was first published February 1, 2023; and

WHEREAS, at the time of death, Margaret Ann Letchworth, who took title as Margaret McKeel Letchworth, was seized of the property herein described.

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, their heirs, successors, administrators and assigns, all that certain lot or parcel of land, which was acquired by Grantor by deed recorded in Book 749, Page 62, Edgecombe County, North Carolina and more particularly described as follows:

See Exhibit A Legal Description

TO HAVE AND TO HOLD the aforesaid tract 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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Subject to Ad valorem taxes for the current year;
- Easements, Rights of way and Restrictions which may appear of record;
- General Utility Easements of record;
- Restrictive and Protective Covenants of record and any Amendments thereto.

Loretta Ann Letchworth, as Executor of the above estate, joins in this sale and conveyance of the above described property to the Grantee pursuant to and under the provisions of NCGS § 28A-17-12(a)(2).

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

Estate of Margaret Ann Letchworth

Loretta Ann Letchworth, Executor (SEAL)
Loretta Ann Letchworth, Executor

STATE OF NORTH CAROLINA
Edgecombe Pitt COUNTY

I, NEAL EVANS, the undersigned Notary Public of Pitt County and State of North Carolina, certify that Loretta Ann Letchworth, Executor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29 day of July, 2023.

My commission expires: 07/26/2025

SEAL-STAMP

NEAL EVANS Notary Public
Notary Signature

Neal Evans
NOTARY PUBLIC
Beaufort County
North Carolina
My Commission Expires 7-06-2025

NEAL EVANS
Printed Name of Notary

Loretta Ann Letchworth (SEAL)
Loretta Ann Letchworth

STATE OF NORTH CAROLINA
Edgecombe Pitt COUNTY

I, NEAL EVANS, the undersigned Notary Public of Pitt County and State of North Carolina, certify that Loretta Ann Letchworth personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29 day of July, 2023.

My commission expires: 07/26/2025

SEAL-STAMP

NEAL EVANS Notary Public
Notary Signature

Neal Evans
NOTARY PUBLIC
Beaufort County
North Carolina
My Commission Expires 7-06-2025

NEAL EVANS
Printed Name of Notary

Angela Gail Letchworth (SEAL)
Angela Gail Letchworth

STATE OF NORTH CAROLINA
Pitt COUNTY

I, Neal Evans, the undersigned Notary Public of Pitt County and State of North Carolina, certify that Angela Gail Letchworth personally appeared before me this day and acknowledged the execution of the foregoing instrument.

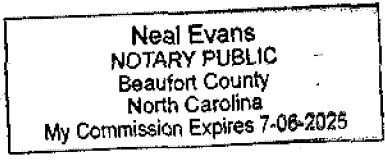
Witness my hand and official stamp or seal, this 27 day of Feb, 2023.

My commission expires: 07/06/2025

SEAL-STAMP

Neal Evans Notary Public
Notary Signature

Neal Evans
Printed Name of Notary



Julie L. Nines (SEAL)
Julie L. Nines

Travis W. Nines (SEAL)
Travis W. Nines

STATE OF NORTH CAROLINA
NASH COUNTY

I, Khamis Sirhan, the undersigned Notary Public of NASH County and State of North Carolina, certify that Julie L. Nines and Travis W. Nines personally appeared before me this day and acknowledged the execution of the foregoing instrument.

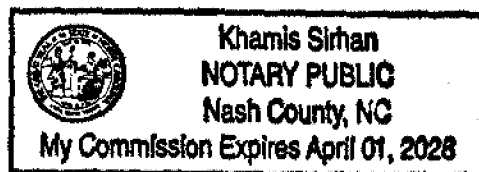
Witness my hand and official stamp or seal, this 29 day of July, 2023.

My commission expires: 04-01-2028

SEAL-STAMP

[Signature] Notary Public
Notary Signature

Khamis Sirhan
Printed Name of Notary



Jonas Larry Letchworth, Jr. (SEAL)
Jonas Larry Letchworth, Jr.

STATE OF NORTH CAROLINA
PETT COUNTY

I, NEAL EVANS, the undersigned Notary Public of PETT County and State of North Carolina, certify that Jonas Larry Letchworth, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29 day of July, 2023.

My commission expires: 07/22/2025

SEAL-STAMP

Neal Evans Notary Public
Notary Signature

NEAL EVANS
Printed Name of Notary

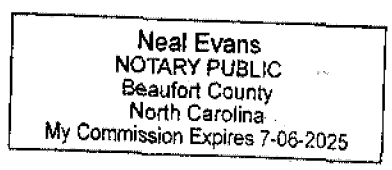


Exhibit A Legal Description

Being an undesignated lot to the south of the property which is known as Lot No. 1, as said lot is shown on map recorded in Map Book 11 at Page 132 of the Edgecombe County Public Registry.

The beginning point, and the description, of the aforesaid undesignated lot are as follows: Starting at the intersection of the center line of state road number 1120 with the center line of North Carolina Highway Number 124; thence with the center line of state road number 1120 in a northwesterly direction 424.3 feet; thence at a right angle to the southwestern margin of state road number 1120. From the point of beginning thus determined, south 54° 25' W 150 feet, cornering; thence north 35° 35' W 100 feet; cornering, thence north 54° 25' E 150 feet, cornering; thence south 35° 35' E 100 feet to the point of beginning.

Property commonly known as 2042 Pinetops-Crisp Road Pinetops NC 27864
Edgecombe County Parcel Number 470351683600