

INDEXED

OFFICE OF LENOIR COUNTY
TAX ADMINISTRATOR
by PO
date 7-14-17


Doc ID: 004806380004 Type: CRP
Recorded: 07/14/2017 at 09:39:08 AM
Fee Amt: \$30.00 Page 1 of 4
Revenue Tax: \$4.00
Lenoir County, NC
Pam Rich Register of Deeds
BK **1807** PG **79-82**

Prepared By: E. Wyles Johnson, Jr. ✓
WHITE & ALLEN, P.A.

Property was Grantors' primary residence

NO TITLE EXAMINATION WAS PERFORMED BY DRAFTING ATTORNEYS

NORTH CAROLINA

WARRANTY DEED
(UNDIVIDED INTEREST)

LENOIR COUNTY

Tax Stamps: \$ 4.00

Parcel No.: 3596 0483 0821

THIS DEED, made this 10th day of July, 2017, by EUGENE NEWTON GRADY and wife, BARBARA MITCHELL GRADY, whose address is 2203 Acorn Cir., Kinston, North Carolina, 28504, Grantors; to EUGENE NEWTON GRADY and wife, BARBARA MITCHELL GRADY, PAMELA GRADY COBB, and VICKI GRADY PARK, as joint tenants with right of survivorship and not as tenants in common, whose address is 2203 Acorn Cir., Kinston, North Carolina, 28504, Grantees;

W I T N E S S E T H:

That Grantors, for a valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, have sold, and by these presents, do grant, bargain, sell and convey unto said Eugene Newton Grady and wife, Barbara Mitchell Grady, a ninety-nine percent (99%) undivided interest as tenants by the entirety, and unto said Pamela Grady Cobb, a one-half percent (0.5%) undivided interest, and unto said Vicki Grady Park, a

4 pgs.
\$26.00
\$4.00
Stamps

one-half percent (0.5%) undivided interest, all of the foregoing as joint tenants with right of survivorship and not as tenants in common, in and to that parcel of land lying and being in Lenoir County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

By this conveyance the parties intend to create a joint tenancy with right of survivorship between Grantees in the percentages hereinabove set forth except that the interest held by husband and wife shall be vested as tenants by the entirety.

TO HAVE AND TO HOLD said undivided interests in the aforesaid tract of land, and all privileges and appurtenances thereto belonging to Grantees, as joint tenants with right of survivorship and not as tenants in common.

And Grantors covenant with Grantees, their heirs and assigns, that Grantors are seized of said premises in fee, have the right to convey the same in fee simple, that the same are free from all encumbrances, and that Grantors will warrant and defend the title against the claims of all persons whomsoever, subject to valid and enforceable easements, rights-of-way and restrictions of record, if any, and the current year's ad valorem property taxes.

The designation Grantors and Grantees 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.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, the day and year first above written.

Eugene Newton Grady (SEAL)
Eugene Newton Grady

Barbara Mitchell Grady (SEAL)
Barbara Mitchell Grady

NORTH CAROLINA

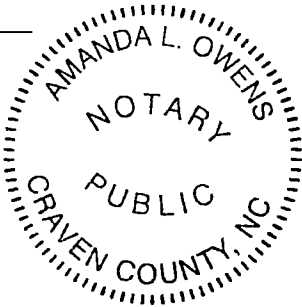
LENOIR COUNTY

Personally appeared before me this day EUGENE NEWTON GRADY and wife, BARBARA MITCHELL GRADY, being personally known to me or identified by satisfactory evidence and acknowledged to me their due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 10th day of July, 2017.

Amanda L. Owens
AMANDA L. OWENS, Notary Public

My commission expires: 4-28-19



EWJ/alo #13
118978-00001

Exhibit "A"

ATTACHMENT TO WARRANTY DEED by EUGENE NEWTON GRADY and wife, BARBARA MITCHELL GRADY, whose address is 2203 Acorn Cir., Kinston, North Carolina, 28504, Grantors; to EUGENE NEWTON GRADY and wife, BARBARA MITCHELL GRADY, PAMELA GRADY COBB, and VICKI GRADY PARK, as joint tenants with right of survivorship and not as tenants in common, whose address is 2203 Acorn Cir., Kinston, North Carolina, 28504, Grantees:

BEING Lot 64 as shown on the map entitled "CASTLE OAKS SUBDIVISION SECTION 8A, LOTS 62-76, FALLING CREEK, TWSP., LENOIR CO. N.C." recorded in Plat Cabinet 3, Page 169, Lenoir County Registry. Reference to said map being hereby made for a more accurate and complete description of said lot.

EWJ BMJ (Grantors' Initials)

EWJ/alo #13
118978-00001