

10/17/18

✓ Return to:
Donna L. Potter
6124 Catandpolly Ln.
Raleigh, NC 27603

Prepared by:
John W. King, Jr.,
Attorney at Law
310 Craven Street
New Bern, NC 28560
Without Title Examination
Parcel No. 3-C-02-008 and 3-C-02-009
Revenue Stamps \$NONE

NORTH CAROLINA
CRAVEN COUNTY

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated the 1st of ~~August~~ ^{Sept. 2018}, 2018, is made by and between **Ralph C. Potter**, married, see premarital agreement dated May 21, 2012, (herein called the "Grantor") whose address is 204 McCoy Avenue, Cove City, NC 28523; and **Donna L. Potter** (herein called the "Grantee") whose mailing address is 204 McCoy Avenue, Cove City NC 28523.

The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, the following described real property located in Craven County, North Carolina, and more particularly described as follows:

Tract 1:

A certain tract or parcel of land lying and being situate in North Carolina, Craven County, No. Three Township, and in the Village of Cove City and on the South side of the Atlantic & East Carolina Railway and adjoining the lands of Mrs. C. S. Sutton and Owen

Hawkins and being more particularly described as follows: BEGINNING at a Iron Stake, East side of Cove and Trenton Road Northwest corner W.E. White's lot, then runs Southwardly 25 feet with said Cove and Trenton Road to an Iron Stake, then Eastwardly 105 feet to an Iron Stake in said W.E. White's back line, then with White's back line Northwardly 8 feet, then with White and Ed Ewell's line back to the beginning, 105 feet, containing 2/8 acres more or less. It being the same parcel of land conveyed to Durham Jones by C.L. Hawkins and wife, Sallie Hawkins, by deed dated November 8, 1919 and recorded in the Office of the Register of Deeds of Craven County, North Carolina, in Book No. 232, page 9, to which reference is hereby made for a more perfect description. This also being the same lands as conveyed to Ralph W. Wetherington from Durham Jones and wife, Winnie Jones, by deed dated 7 February, 1920, and registered in Book 232, page 271, Office of the Register of Deeds of Craven County.

Tract 2:

All that certain tract or parcel of land situated in No. 3 Township, Craven County, North Carolina, and in the town of Cove City, and more particularly described as follows:

Situated on the east side of the Trenton Road and south side of the Norfolk and Southern Railroad;

Bounded and described as follows, to wit:

BEGINNING with East side of body of large Elm tree a line running West to front of piazza post or opposite said post 53 feet more or less; thence south with County Road to Telephone post 33 feet more or less; thence a line running with eaves of shed East 60 feet more or less; thence a line running with corner of garage to beginning East side of big Elm tree – being ground that Post Office store sits on and including house or store building.

Being the same property conveyed by deed dated October 31, 1919 by S.E. Ewell to Laura Sutton, and recorded in Book 234, page 85, Office of the Register of Deeds of Craven County to which reference is hereby made.

Tract 3:

All that certain tract or parcel of land located in No. 3 Township, Craven County, North Carolina and in the Town of Cove City adjoining the lands of W.C. Jones on the east side, Curtis W. Hawkins on the south side, and C.S. Sutton on the north, and being more particularly described as follows:

On the South side by Curtis Hawkins' lot, on the East by the W.C. Jones lot, on the North by C.S. Sutton Store lot, west by Trenton Road, also bounded by lines as follows:

BEGINNING at a telephone post at the Trenton Road near corner of C.S. Sutton's store; running East 60 feet more or less to a corner with C.S. Sutton store lot to a stake. Thence South with W.C. Jones line to Curtis Hawkins line 37 ft. more or less to a stake and corner; thence West with Curtis Hawkins line to a stake at Trenton Road 47 ft. more or less; thence North with Trenton Road 42 ft. more or less to beginning corner at Telephone post.

Containing Two hundred sixty (260) square yds. more or less.


Being the same lot conveyed by deed to Ralph W. Weatherington by R.O. Milbee and Donnie Milbee, said deed dated November 19, 1919, and recorded in Book 231, page 145, Office of the Register of Deeds of Craven County, to which reference is hereby made.

Being the same property conveyed by deed dated October 17, 1923, by Ralph W. Weatherington to Laura Sutton, and recorded in Book 239, page 268, Office of the Register of Deeds of Craven County, to which reference is hereby made.

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee and has the right to convey the same in fee simple, that the title is free and clear of all liens and encumbrances except as herein otherwise described, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

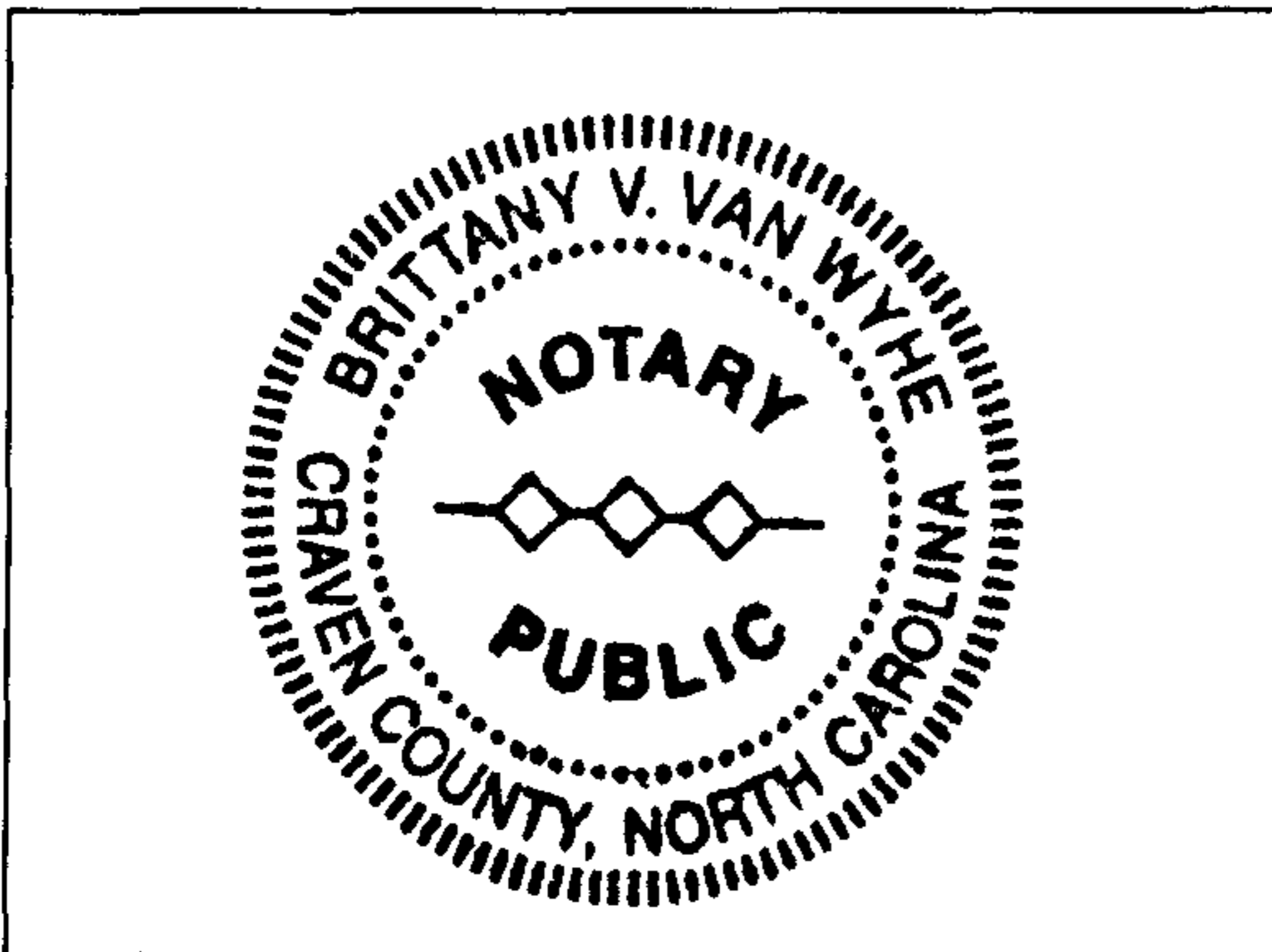
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in such form as to be binding, this the day and year first above written.

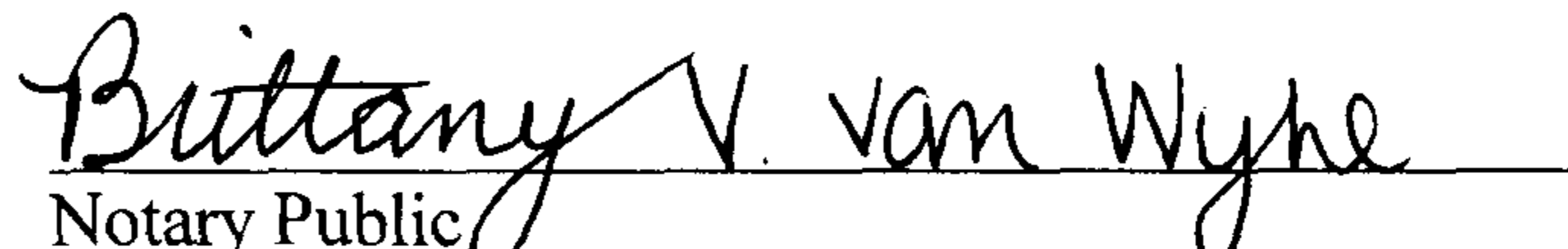
 (SEAL)
Ralph C. Potter

NORTH CAROLINA
CRAVEN COUNTY

I, a Notary Public of Craven County, North Carolina, certify that on this date before me personally appeared **Ralph C. Potter**, married, personally known to me or who produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein stated *and in the capacity indicated.* ^{BW}

Witness my hand and official stamp or seal this the 1st day of September, 2018.




Notary Public
My Commission Expires: 4/10/2023

Notary seal or stamp must appear within this box.

Doc No: 10027377

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