



BB2017-03

WARRANTY DEED

Tax ID #7 300-5 577

✓ Revenue Stamps \$ 484.00

Prepared by Steven K Bell, Attorney at Law, without the benefit of a title examination

NORTH CAROLINA

CRAVEN COUNTY

Property  was,  was not the Grantors' Primary Residence

THIS DEED, made and entered into this the 25 day of January 2017, by and between **Carole L Houser, widow**, hereinafter referred to as Grantors: and **Roy L. Doane and wife, Linda Doane**, whose address is 304 Emmen Road, New Bern, NC 28562, hereinafter referred to as Grantees:

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees, their heirs and assigns, in fee simple, the property described on Exhibit A attached hereto and made a part of this deed.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal the typewritten word "SEAL" appearing after their signatures herein below this the day and year first above written.

Carole L. Houser (SEAL)  
Carole L. Houser

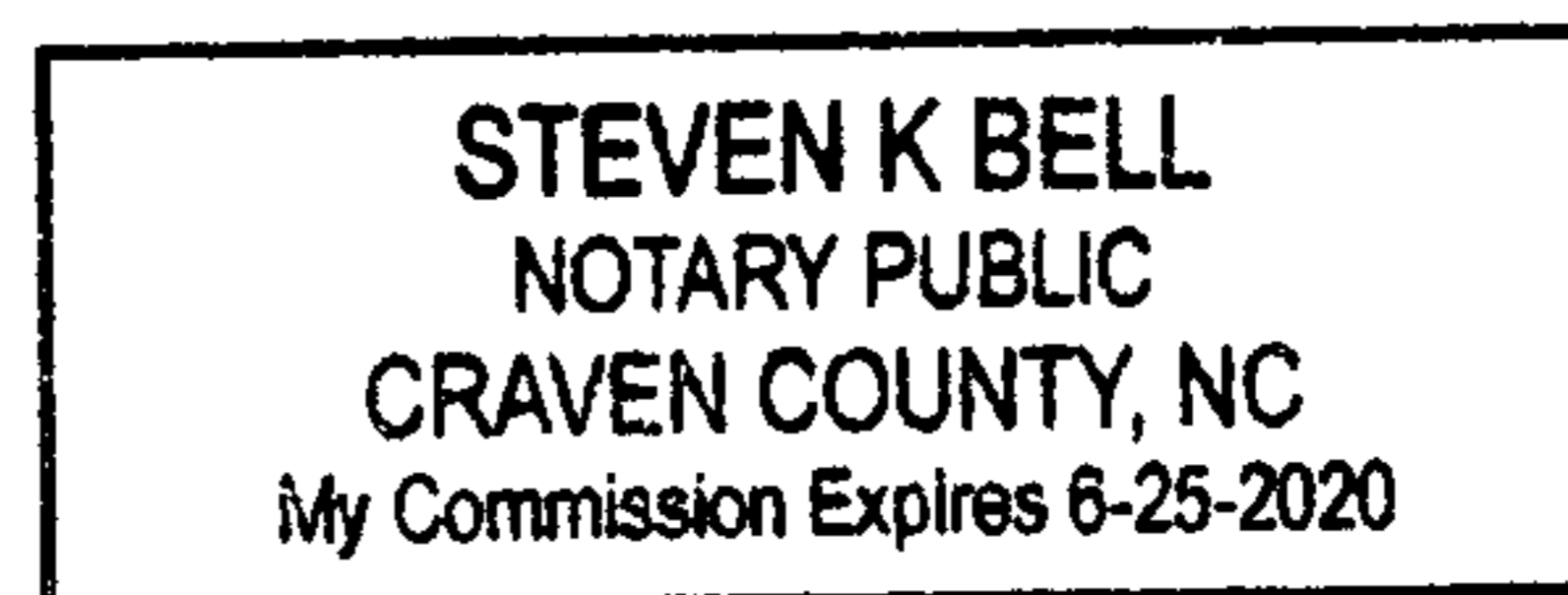
STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

I, Steve Bell, the undersigned Notary Public of the County and State aforesaid, certify that Carole L. Houser personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness by hand and official seal, this the 25 day of Jan, 2017.

[Signature] Notary  
Public

My Commission Expires:  
6/25/20



Doc No: 10003066  
Bk **3491** Pg **386**

Exhibit A

All that certain tract or parcel of land located in Number Seven (7) Township, Craven County, North Carolina and being more particularly described as follows:

Being all of Lot No. Five Hundred Seventy-Seven (577) as the same is shown on that map of record in the Office of the Register of Deeds of Craven County, in Plat Cabinet G, Slides 82-D and 82-E. The map herein referred to was prepared by Joe L. Riddick, Jr. Registered land surveyor, and is dated April 20, 1999, and is identified by the following legend: "FINAL PLAT OF TABERNA PHASE 7, FIRST ADDITION A PLANNED UNIT DEVELOPMENT (WRECO SECTION 21)" Further reference is made to said map for a more complete and accurate description of this property.

Doc No: 10003066  
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