

Type: DEED
Kind: DEED
Recorded: 10/25/2024 11:40:29 AM
Fee Amt: \$186.00 Page 1 of 4
Revenue Tax: \$160.00
Greene County, NC
Bridgett Sasser Register of Deeds

BK 777 PG 267 - 270

----- [SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA] -----

STATE OF NORTH CAROLINA
COUNTY OF GREENE
Stamps \$160.00
Parcel # 0506268

Prepared By: Hahn and Meyerhoeffer, PA
Mail to: Grantees

GENERAL WARRANTY DEED

****Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.****

The attorney preparing this instrument has made no record search or examination as to the property herein described, unless the same is shown by his written and signed certificate. All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a grantor.

THIS DEED made and entered into this the 25th day of October 2024, by and between **DIANA B. COPELAND (Unmarried)** of Greene County, North Carolina hereinafter called GRANTOR, and **TYSON FAMILY PROPERTIES, LLC**, a North Carolina Limited Liability Company of 4228 Dale Drive, Farmville, North Carolina 27828, hereinafter called GRANTEE.

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to her in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, in fee simple, the following described real property, to-

wit:

submitted electronically by "Hahn and Meyerhoeffer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Greene County Register of Deeds.

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above-described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor, for herself, her heirs and assigns, covenants with Grantee, its successors and assigns, that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2024 ad valorem taxes which are to be prorated between Grantor and Grantee at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that she will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as her seal and has hereunto set her hand and seal on this the day and year first above written.

Diana B. Copeland (SEAL)
DIANA B. COPELAND

STATE OF NORTH CAROLINA
COUNTY OF Pitt

I, *Nicole Congleton* a Notary Public of the aforesaid County and State do hereby certify DIANA B. COPELAND either personally known to me or proven by satisfactory evidence (said evidence being ___ DL), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

Witness my hand and Notarial Seal, this the 25 day of October 2024.

(Notary Seal)

NICOLE CONGLETON
NOTARY PUBLIC
PITT
North Carolina

Nicole Congleton
(Notary signature)
Nicole Congleton Notary Public
(Notary printed name)

My Commission Expires: 8-27-25

EXHIBIT "A"

All that certain tract or parcel of land lying and being in Olds Township, Greene County, North Carolina and more particularly described as follows:

Lying and being in Olds Township, Greene County, North Carolina and beginning at a P.K. Nail found at the point of intersection of the centerlines of U.S. Highway 258 and N.C.S.R. 1324; and running from said point of intersection N. 83-08-35 W. 262.46 feet to a P.K. Nail found in the centerline of N.C.S.R. 1324; thence N. 84-23-20 W. 17.03 feet to a P.K. Nail found in the centerline of N.C.S.R. 1324; the true point of beginning and running from said beginning point N. 83-16-48 W. 190.87 feet to a P.K. Nail set; thence N. 19-39-25 W. 33.46 feet to a new iron pipe; thence N. 19-39-25 W. 105.61 feet to a new iron pipe; thence N. 03-55-42 W. 34.74 feet to a new iron pipe; thence N. 24-36-04 E. 56.99 feet to N.C.S.R. 1323; thence S. 41-52-51 E. 322.05 feet with N.C.S.R. 1323 to a P.K. Nail found in the centerline of N.C.S.R. 1324, with the true point of beginning, being subject to the right-of-way of N.C.S.R. 1324 and N.C.S.R. 1323. Being that 0.56-acre tract, more or less, as particularly described in deed from Juanita C. Gann to Johnnie Alexander Luper dated May 21, 2002 and recorded in Book 547, Page 928 of the Greene County Registry. This description includes all of the property conveyed in Deed Book 584, Page 721; Book 547, Page 928; and Book 530, Page 10. Reference is also made to the survey in Book 480, Page 108.

Attached to this property is an Echo model mobile home manufactured by Horton Homes, Inc. on September 12, 1995, manufacturer's serial number H114722GLR27X56312TG.