BOOK 1711 PAGE 0965

#R13 206

Doc ID: 003380150003 Type: CRP
Recorded: 04/29/2020 at 04:33:22 PM
Fee Amt: $232.00 Page 1 of 3
Revenue Tax: $206.00
EDGECOMBE COUNTY, NORTH CAROLINA
Vila R. Anderson Register of Deeds
BK 1711 PG 965-967

This instrument prepared by Milton D. Barnette, III 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.

Prepared by: Milton D. Barnette, III
Fields & Cooper, PLLC
Post Office Box 757
Nashville, NC 27856

Excise Tax: $206.00

Tax Parcel(s): 4739-64-2528-00

NORTH CAROLINA

EDGECOMBE COUNTY

GENERAL WARRANTY DEED

THIS DEED, made this 29 day of April, 2020, by and between **Tameka L. Arnold and husband, Myron Williams** (herein referred to as "Grantor") and **Meosha Draughn,** whose address is 2202 Samuel Lane, Tarboro, North Carolina (herein referred to as "Grantee"). All provisions of this Deed apply in the plural sense where there is more than one Grantor or Grantee and all persons, firms, corporations, associations, partnerships, individuals, males or females shall be deemed fully included, and the masculine gender shall be construed to mean feminine or neuter, singular or plural, where such construction is necessary to make any provision of this Deed applicable to any person, persons, firms, corporations, association, thing or act at any time.

WITNESSETH:

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, in fee simple, all that certain lot or parcel of land situated in Edgecombe County, North Carolina, and more particularly described as follows:

File No. 20-0018A

BEING all of Lot 75 as shown in Section 1 of the Hope Farm Subdivision as shown on the subdivision plat recorded in Plat Cabinet 6, Slides 123, 124 and 125, Edgecombe County Public Registry.

Together with a non-exclusive, perpetual, appurtenant right and easement (the Easement) in common with the owners of all other lots in Section 1 of the Hope Farm Place Subdivision as shown on the Subdivision Plat, to use that certain area designated "Area Reserved for Drainage Pond" adjoining Lots 44, 45, 48-54 and 80 and Hope Farm Drive as shown on the Subdivision Plat (the "Recreation Area") for recreational purposes (for the use and benefit of the owners of the lots shown on the Subdivision Plat and

their guests, tenants and contract purchasers who reside on the lots) but subject to any reasonable rules and regulations as shall be promulgated from time to time by Hope Farm Place Property Owners Association, Inc. (the Association), its successors and assigns, as owners of the said Recreational Area. By virtue of ownership of the lot(s) described above, the owner shall be a member of the Association, subject to the terms and provisions of the articles of incorporation and bylaws of the Association in effect from time to time.

This property is subject to the Restrictions recorded in Deed Book 1288, Page 754, of the Edgecombe County Registry and further subject to the Hope Farm Property Owners Association as recorded in Deed Book 1288, Page 772 of the Edgecombe County Registry.

Being the identical property conveyed to Tameka L. Arnold by deed dated May 29, 2008 and recorded in Deed Book 1519, Page 344, Edgecombe County Registry.

For further reference see Tax Parcel Identification Number 4739-64-2528-00 as listed with the Edgecombe County Tax Office.

The hereinabove described property does not include the primary residence of the Grantor.

To Have And To Hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the premises 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 all restrictions, rights of way, easements and permits of record, if any.

In Witness Whereof, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Signatures to Appear on the Following Pages)

1711 0967

Tameka L. Arnold (SEAL)
Tameka L. Arnold

(SEAL)
Myron Williams

State of North Carolina

Nash **County**

I, Debra Glendenning, a Notary Public of the County and State aforesaid, certify that **Tameka L. Arnold and husband, Myron Williams,** 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 April, 2020.

DEBRA GLENDENNING
Notary Public
Wilson County, NC

Debra Glendenning
Notary Public

My Commission Expires: 5-25-2020

(3) 26 M-7 & C