

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 2/24/2025 10:42:02 AM  
Fee Amt: \$122.00 Page 1 of 10  
Revenue Tax: \$96.00  
Lenoir County, NC  
Treva Jenkins Register of Deeds

**BK 2045 PG 401 - 410**

Return To: Jason M. Blackburn

Parcel ID Number: 358103317062 (37851), 358103303960 (37853), 358103317129 (37857) and 358103316059 (37585) REVENUE: \$96.00

Prepared By: Jason M. Blackburn, Attorney at Law, PLLC

**NORTH CAROLINA  
LENOIR COUNTY**

**GENERAL WARRANTY DEED**

THIS **GENERAL WARRANTY DEED**, is made this the 30 day of December, 2024, by and between:

**GRANTORS: Vicky LH Scherberger (Widow), Individually and as Administrator of the Estate of Howard Irving Hickerson, of 112 Martingale Circle, Madison, AL 35758, William D. Roberts and wife, Laurie Anne Roberts, of 1704 Longwood Circle, Goshen, KY 40026, Lillian Rayson and husband, Edwin H. Rayson, III, of 12408 Sparta Lane, Knoxville, TN 37924, Jamie Murphy and husband, Paul Murphy, of 5672 E. Old Farm Circle, Colorado Springs, CO 80917, James Alfred Jenkins, Jr. and wife, Debra Jenkins, of 3740 W. Karwat Lane, Lincoln, NE 68522-2486, Jhonna Merson and husband, Wayne Merson, of 240 Bluffton Road, Mooresville, NC 28115, Joanna Truax and husband, Kelly Truax, of 8650 Ellard Drive, Alpharetta, GA 30022, Julie Walker and husband, Brian Walker, of 192 Emerson Road, Madison, AL 35758 (hereinafter referred to in the neuter singular)**

**GRANTEES: Gammon Construction LLC, of 4787 US Hwy 70 E., Princeton, NC 27569 (hereinafter referred to in the neuter singular)**

No title search was performed in the preparation of this deed and no title opinion is rendered by the attorney preparing this deed unless provided in a separate document.

submitted electronically by "Jason Blackburn"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Lenoir County Register of Deeds.

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 Lenoir County, North Carolina and more particularly described as follows:

**BEING all of Lots 34, 37, 43 and 44 as shown on that certain plat entitled "Walnut Run Subdivision Section 1" recorded in Plat Cabinet 11, Page 175 of the Lenoir County Registry.**

**This conveyance is made subject to those certain Home Owner's Association By-Laws recorded in Book 1537, Page 157 and those certain restrictive and protective covenants recorded in Book 1537, Page 169 of the Lenoir County Registry.**

**The above-described property was owned by Howard Irving Hickerson who died intestate on January 3<sup>rd</sup>, 2021. Howard Irving Hickerson died unmarried and without issue, having been predeceased by his wife, Juliann DeKoning Hickerson, his parents and two of his siblings, James Maurice Roberts and JoAnn Roberts Jenkins. Howard Irving Hickerson was survived by his sister, Vicky LH Scherberger; the children of James Maurice Roberts: William D. Roberts and Lillian Rayson; and the children of JoAnn Roberts Jenkins: Jamie Murphy, James Alfred Jenkins, Jr., Jhonna Merson, Joanna Truax and Julie Walker. Vicky LH Scherberger, William D. Roberts, Lillian Rayson, Jamie Murphy, James Alfred Jenkins, Jr., Jhonna Merson, Joanna Truax and Julie Walker join in the execution of this deed as the sole heirs of Howard Irving Hickerson to convey fee simple interest in the above-described property to the Grantee.**

GRANTEE shall have and hold the above land all its privileges and appurtenances in fee simple.

GRANTOR covenants with the GRANTEE that the Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein stated.

IN TESTIMONY WHEREOF, GRANTORS has set their hands and seals, the day and year first above written.

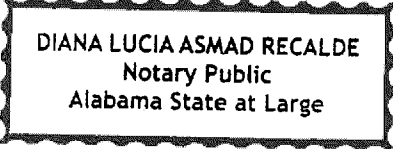
**GRANTORS HEREBY STATE THAT THIS WAS \_\_\_\_\_ OR WAS NOT X A PRIMARY RESIDENCE OF A GRANTOR.**

Vicky LH Scherberger (SEAL)  
**Vicky LH Scherberger (Widow)**  
**Individually and as Administrator of the**  
**Estate of Howard Irving Hickerson**

State of Alabama  
County of Baldwin

I, Diana Lucia Asmad Recalde, a Notary Public for said State and County do hereby certify that **Vicky LH Scherberger (Widow), Individually and as Administrator of the Estate of Howard Irving Hickerson**, personally appeared before me this day and acknowledged the due execution of the foregoing document.  
Witness my hand and official seal, this the 30 day of December, 2024.

Diana Lucia Asmad Recalde  
NOTARY PUBLIC  
Diana Lucia Asmad Recalde  
Printed name of notary public  
My Commission Expires: 12/05/28



[Signature] (SEAL)  
**William D. Roberts**

[Signature] (SEAL)  
**Laurie Anne Roberts**

State of Kentucky  
County of Jefferson

I, Lisa J. Lytle, a Notary Public for said State and County do hereby certify that **William D. Roberts and wife, Laurie Anne Roberts**, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 13<sup>th</sup> day of January, 2024. S

LISA J LYTLE  
Commonwealth of Kentucky  
Notary Public - Comm. # KYNP71459  
My Commission Expires 05-02-2027

[Signature]  
NOTARY PUBLIC  
Lisa J Lytle  
Printed name of notary public  
My Commission Expires: May 2, 2027

Lillian Rayson (SEAL)  
**Lillian Rayson**

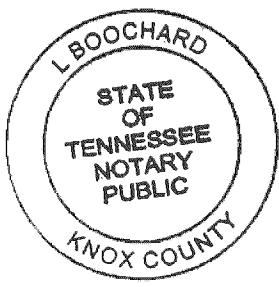
[Signature] (SEAL)  
**Edwin H. Rayson, III**

State of TN  
County of KNOX

I, L. Boochard, a Notary Public for said State and County do hereby certify that **Lillian Rayson and husband, Edwin H. Rayson, III**, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 22<sup>nd</sup> day of January, 2024. <sup>25<sup>th</sup></sup>

[Signature]  
NOTARY PUBLIC  
L. Boochard  
Printed name of notary public  
My Commission Expires: 4/5/25



*Jamie Murphy* (SEAL)  
**Jamie Murphy**

*Paul Murphy* (SEAL)  
**Paul Murphy**

State of Colorado  
 County of El Paso

I, Heather M Markley, a Notary Public for said State and County do hereby certify that **Jamie Murphy and husband, Paul Murphy**, personally appeared before me this day and acknowledged the due execution of the foregoing document. Witness my hand and official seal, this the 30<sup>th</sup> day of December, 2024.

HEATHER M MARKLEY  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20244014788  
 MY COMMISSION EXPIRES APRIL 16, 2028

*Heather M Markley*  
 NOTARY PUBLIC  
Heather M Markley  
 Printed name of notary public  
 My Commission Expires: April 16, 2028

No title search was performed in the preparation of this deed and no title opinion is rendered by the attorney preparing this deed unless provided in a separate document.

James Alfred Jenkins, Jr. (SEAL)  
**James Alfred Jenkins, Jr.**

Debra Jenkins (SEAL)  
**Debra Jenkins**

State of Nebraska  
County of Lancaster

I, Sara Stark, a Notary Public for said State and County do hereby certify that **James Alfred Jenkins, Jr. and wife, Debra Jenkins**, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 30 day of December, 2024.



Sara Stark  
NOTARY PUBLIC  
Sara Stark

Printed name of notary public  
My Commission Expires: April 12 2027

Jhonna Merson (SEAL)  
Jhonna Merson

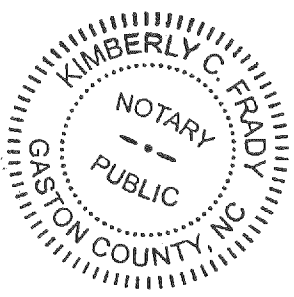
Wayne Merson (SEAL)  
Wayne Merson

State of NC  
County of Gaston

I, Kimberly C. Frady, a Notary Public for said State and County do hereby certify that **Jhonna Merson and husband, Wayne Merson**, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 20 day of December, 2024.

Kimberly C. Frady  
NOTARY PUBLIC  
Kimberly C. Frady  
Printed name of notary public  
My Commission Expires: 3.29.2026



Joanna Truax (SEAL)  
**Joanna Truax**

Kelly Truax (SEAL)  
**Kelly Truax**

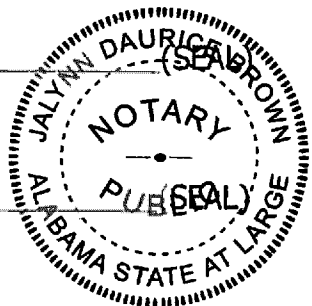
State of Georgia  
 County of Cherokee

I, Ashley Carr, a Notary Public for said State and County do hereby certify that **Joanna Truax and husband, Kelly Truax**, personally appeared before me this day and acknowledged the due execution of the foregoing document. Witness my hand and official seal, this the 23<sup>rd</sup> day of Dec., 2024.



Ashley Carr  
 NOTARY PUBLIC  
Ashley Carr  
 Printed name of notary public  
 My Commission Expires: 09/24/2028

Julie Walker  
**Julie Walker**  
Brian Walker  
**Brian Walker**



State of Alabama  
County of Limestone

I, Jalynn D. Brown, a Notary Public for said State and County do hereby certify that **Julie Walker and husband, Brian Walker**, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 13 day of Jan, ~~2024~~ 2025

Jalynn D. Brown  
NOTARY PUBLIC  
Jalynn D. Brown  
Printed name of notary public  
My Commission Expires: 05-08-2028