

Type: CRP  
Recorded: 9/13/2024 2:04:46 PM  
Fee Amt: \$426.00 Page 1 of 4  
Revenue Tax: \$400.00  
Wilson, NC  
Lisa J. Stith Register of Deeds

**BK 3081 PG 403 - 406**

This instrument prepared by S. Bryan Radford, a licensed N.C. closing attorney, whose address is 2514 Nash Street, Wilson, NC 27896. Delinquent taxes, if any, to be paid by S. Bryan Radford, the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Revenue Stamps: \$ 400.00

 CONNOR BUNN PLLC

**NORTH CAROLINA  
WILSON COUNTY**

**DEED**

**Wilson County Tax Parcel No.: 3711-34-0070**

**THIS DEED**, made this 10th day of September, 2024, **ROBERT DUANE ADCOCK**,

**Individually and as Executor of the Estate of Tammy Berry Bowen, deceased**, party of the first part;

to **SALVATORE RUSSOTTO and wife, MURIEL RUSSOTTO**, parties of the second part, whose

address

2429 Winding Creek Dr. SW, Wilson NC 27893;

WITNESSETH:

THAT WHEREAS, Tammy Berry Bowen died testate a resident of Wilson County, North Carolina, on April 30, 2024;

WHEREAS, Robert Duane Adcock qualified as Executor of the Estate of Tammy Berry Bowen, deceased, by Order of the Clerk of Superior Court of Wilson County, North Carolina, said Order being on file in said Clerk's Office in file 24E308; and

WHEREAS, the deceased was the owner of an interest in the real property herein described at the time of her death; and

Submitted electronically by "Connor Bunn Rogerson Woodard & Fleming, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wilson County Register of Deeds.

**WHEREAS, the aforementioned Estate of Tammy Berry Bowen is open and the Final Account in said Estate has not been filed nor approved; and**

**WHEREAS, Notice to Creditors has been published pursuant to N.C.G.S. 28A-14-1; and**

**WHEREAS, Robert Duane Adcock, having qualified as Executor of the Estate of Tammy Berry Bowen, joins in this conveyance as Executor pursuant to N.C.G.S. 28A-17-12(a)(2).**

**NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold, and by this deed does hereby bargain, sell and convey unto the said parties of the second part, in fee simple, that certain real estate located in Wilson County, North Carolina, and more particularly described on Exhibit A attached hereto and specifically made a part hereof.**

**TO HAVE AND TO HOLD the above-described real estate and all appurtenances thereto unto the said parties of the second part, their heirs and assigns, in fee simple forever.**

**THIS CONVEYANCE is further made subject to all easements, restrictions, permits, and rights of way of record.**

**AND, the said party of the first part does hereby covenant to and with the said parties of the second part, their heirs and assigns, that he is seized in fee of the above described real estate and has full right to convey the same in fee simple; that there are no encumbrances thereon except as referred to above; and that he will forever warrant and defend the title to the same against the lawful claims of any and all persons whomsoever.**

**SIGNATURE PAGE TO FOLLOW**

IN TESTIMONY WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year first above written.

Robert Duane Adcock 11/Sep/24  
(SEAL)  
**ROBERT DUANE ADCOCK, Individually and as  
Executor of the Estate of Tammy Berry Bowen,  
deceased**

STATE OF South Carolina  
COUNTY OF Oconee

I, Rachael Bone, a Notary Public, in and for said County and State, do hereby certify that **ROBERT DUANE ADCOCK, Individually and as Executor of the Estate of Tammy Berry Bowen, deceased**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and Notarial Seal, this 11<sup>th</sup> day of September, 2024

Rachael Bone  
Notary Public

My Commission Expires: 03/19/2030 Printed Name of Notary: Rachael Bone



**Exhibit A**

**Lying and being situate in Wilson County, North Carolina and more particularly described as follows:**

**BEING all of Lot No. 66 as shown on the plat entitled "Final Plat-Section One, Phase 2, Downing Village, Property of Gregory & Thomas Properties" and recorded in Plat Book 28, Page 6, Wilson County Registry, reference to which is made for a more particular description.**