

SAMPSON COUNTY NC 12/31/97
\$10.00



Real Estate
Excise Tax

Excise Tax \$10.00

Filed for registration on the 31st day of December, 1997
at 2:31 o'clock P. M. and registered in the office of the Register
of Deeds of Sampson County on the 31st day of December
1997 In Book No. 1278 Page No. 326

MAE H. TROUBLEFIELD

Register of Deeds

By Berice A. Woods Deputy

VOL 1278 PAGE 326

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of, 19.....
by

Mail after recording to WILLIAM J. NEWKIRK AND WIFE, ROBIN NEWKIRK
1137 Buckhorn Road, Willard, N. C. 28478

This instrument was prepared by MILES B. FOWLER, ATTORNEY AT LAW

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of December, 1997, by and between

GRANTOR

CLODDIE FENNEL (ALSO KNOWN AS
CLAUDIE FENNEL) AND WIFE,
CHRISTINE FENNEL, of
Poughkeepsie, New York

GRANTEE

WILLIAM J. NEWKIRK AND WIFE,
ROBIN NEWKIRK, OF SAMPSON
COUNTY, NORTH CAROLINA

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

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 the City of, FRANKLIN Township,

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

BEGINNING at a stake on the run of Buckhorn Branch, the northwest corner of the Virgil Taylor Estate tract, and running thence with the old Taylor line South 20 degrees 30 minutes West 1152 feet to a stake, the Southwest corner of the Taylor tract; thence with the old Matthis line ditch South 88 degrees 30 minutes East 333 feet to a stake, a new corner; thence with a new division line North 19 degrees 30 minutes East 333 feet to a stake, a new corner; thence West as new division line North 19 degrees 30 minutes East 1117 feet to a stake on the run of Buck Horn Branch; thence westward with the various curves of sand to the beginning, containing 7.5 acres, more or less, and being the same land described in deed dated March 25, 1948, from Henry Sutton and wife, Anna Mae Sutton, to Mary Ethel Fennell wife of German Fennell, recorded in Book 550, at page 566, in Sampson County Registry.

See will of German Fennell, in Estate File 16, at page 088, in office of Clerk of Superior Court of Sampson County.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

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 the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same 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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name 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.

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

SEAL-STAMP

STATE OF NEW YORK,
XXXXXXXXXXXXX County.

USE BLACK INK ONLY

Cloddie Fennell (SEAL)
CLODDIE FENNEL, ALSO KNOWN AS
CLAUDIE FENNEL
Christine Fennell (SEAL)
CHRISTINE FENNEL

I, a Notary Public of the County and State aforesaid, certify that CLODDIE FENNEL,
A/K/A CLAUDIE FENNEL AND WIFE, CHRISTINE FENNEL, Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 16th day of December, 1997.

Linda D. Terwilliger
NOTARY PUBLIC, STATE OF NEW YORK
COMMISSION EXPIRES JULY 6, 2000

My commission expires: 5/1/98 *Linda D. Terwilliger* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate of *Linda D. Terwilliger, a notary public of*
Ulster Co., New York

is hereby certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

MAE H. TROUBLEFIELD REGISTER OF DEEDS FOR SAMPSON COUNTY
By *Patterson A. Wood* Deputy/Assistant-Register of Deeds

William J. Newberry
MAIL 1137, Buckhorn Rd
Willard, NC
1-13-98