

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/28/2023 1:36:18 PM
Fee Amt: \$578.00 Page 1 of 6
Revenue Tax: \$552.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3303 PG 432 - 437

This instrument prepared by, The Parker Law Office PLLC,
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 proceedings.

Revenue: \$ **552.00**

NORTH CAROLINA GENERAL WARRANTY DEED

Submitted electronically by "The Parker Law Office PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Nash County Register of Deeds.

Mail/Box to: Grantee **4604 Primrose Pl, Rocky Mount, NC 27804**



This instrument prepared by DeLeon Parker, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

Brief description for the index: Parcel ID: 040541, PIN: 3841-1841-6360

THIS Deed made this date hereinbelow executed, by and between:

(6) 1/3

GRANTOR

GRANTEE

**** Carlos J. Williams, unmarried
ANGELA C. WILLIAMS, UNMARRIED;
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX**
ESTATE OF JERRY WILLIAMS
7500 Gambier Dr.
Upper Marlboro, Maryland 20772**

**HILMA A. FERMIN, UNMARRIED; AND ~~JA~~ E.R
EFRAIN RIVERA, UNMARRIED, AS JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP
2417 B P Ln
Rocky Mount, North Carolina 27804**

If checked, the property includes the primary residence of the grantor per NCGS §105-317.2.

This 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 Nash County, North Carolina and more particularly described as follows:

File No: 7822-AN Parcel ID: 040541 PIN No: 3841-1841-6360

LYING and situate in Stony Creek Township, Nash County, North Carolina, and being all of Lot 3, Block D, Bent Creek Subdivision, as shown on that map recorded in Map Book 17, Page 79, Nash County Registry.

THIS CONVEYANCE is made subject to those restrictive covenants recorded in Book 1254, Page 721, and amended in Book 1792, Page 538, Nash County Registry.

BEING the identical property conveyed to Jerry C. Williams, unmarried, in that instrument recorded in Book 2134, Page 188, Nash County Registry.

Jerry C. Williams died intestate on January 12, 2023, leaving his children, Angela Williams and Carlos Williams, as his only heirs-at-law. See estate file 23-E-342, Nash County Clerk of Superior Court.

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.

Jared Pierce, Administrator of the Estate of Jerry Williams, joins in this instrument pursuant to NCGS 28A-17-12 only. Jared Pierce, Administrator of the Estate of Jerry Williams, does not join in the warranties of this instrument.

Title to the property hereinabove described is subject to the following exceptions:

- Ad valorem taxes for the current year which are prorated between the parties as of the date of settlement.
- Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

SIGNATURES BEGIN ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed, the day and year first above written.

[Signature]
Angela C. Williams

NORTH CAROLINA, Maryland COUNTY, Prince George's

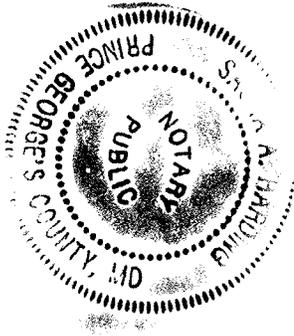
I, Sasha A-Harding, a Notary Public of the aforesaid County and State, do hereby certify that Angela C. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of August, 2023.

[Signature]
Notary Public

My commission expires on: 02/08/2024

SASHA A. HARDING
NOTARY PUBLIC, STATE OF MARYLAND
PRINCE GEORGE'S COUNTY
MY COMMISSION EXPIRES 02/08/2024



IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed, the day and year first above written.

Carlos Williams
Carlos G. Williams

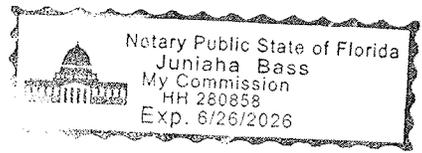
NORTH CAROLINA, COUNTY, Miami-Dade

I, Juniaha Bass, a Notary Public of the aforesaid County and State, do hereby certify that Carlos G. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of August, 2023

Juniaha Bass
Notary Public

My commission expires on: 6/26/2026



IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed, the day and year first above written.

Estate of Jerry Williams


By: Jared Pierce, Administrator

NORTH CAROLINA, COUNTY, Durham

I, Brooke Flexon, a Notary Public of the aforesaid County and State, do hereby certify that Jared Pierce, Administrator, on behalf of Estate of Jerry Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24 day of August, 2023.


Notary Public

My commission expires on: 2/14/26

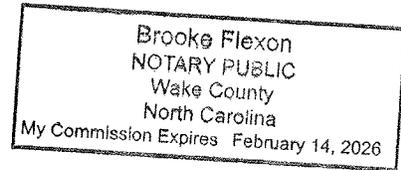
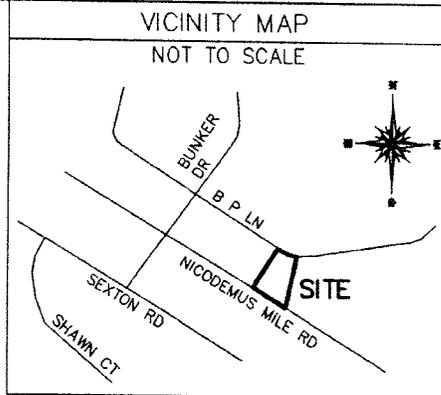
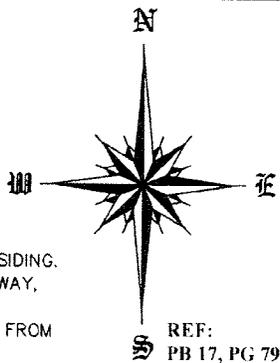


Exhibit A

NOTES:

- AREAS COMPUTED BY COORDINATE CALCULATIONS.
- NO GRID MONUMENT FOUND WITHIN 2000'.
- ALL DISTANCES SHOWN ARE HORIZONTAL
- THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD).
- UNDERGROUND UTILITIES ARE NOT SHOWN.
- THIS PROPERTY IS LOCATED IN THE STONY CREEK WATERSHED AREA.
- NON PERMANENT IMPROVEMENTS, INCLUDING LANDSCAPING, LANDSCAPING BORDERS, SHRUBS, ETC. ARE NOT SHOWN.
- BUILDING MEASUREMENTS TAKEN AT EXTERIOR PERIMETER OF SIDING.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, & RESTRICTIONS OF RECORD.
- EASEMENT AND SETBACK INFORMATION SHOWN WAS OBTAINED FROM PLAT BOOK 17, PAGE 79.

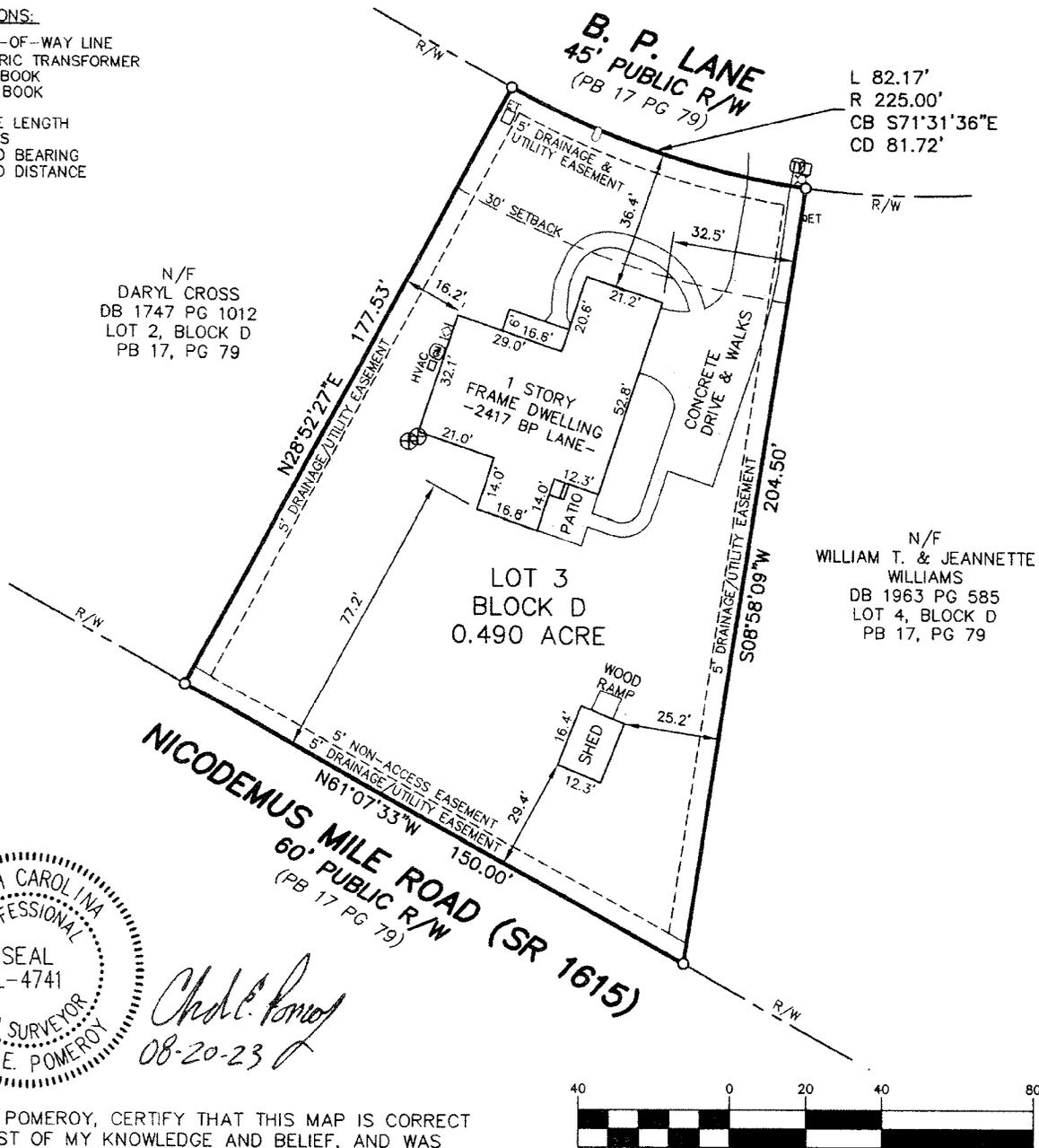


LEGEND	
○	IRON PIPE FOUND
⊗	ELECTRIC METER
Ⓜ	CABLE TV BOX/PEDESTAL
□	TELEPHONE PEDESTAL
⊕	SATELLITE DISH
☆	LIGHT POLE
Ⓜ	GAS METER/CONNECTION

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.

ABBREVIATIONS:

- R/W RIGHT-OF-WAY LINE
- ET ELECTRIC TRANSFORMER
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- L CURVE LENGTH
- R RADIUS
- CB CHORD BEARING
- CD CHORD DISTANCE



N/F
DARYL CROSS
DB 1747 PG 1012
LOT 2, BLOCK D
PB 17, PG 79

N/F
WILLIAM T. & JEANNETTE
WILLIAMS
DB 1963 PG 585
LOT 4, BLOCK D
PB 17, PG 79



Chad E. Pomeroy
08-20-23

I, CHAD E. POMEROY, CERTIFY THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS DRAWN FROM A SURVEY MADE UNDER MY SUPERVISION ON AUGUST 18, 2023; THAT OBSERVABLE ENCROACHMENTS, IF ANY WITHIN THE SURVEYED AREA ARE SHOWN.



(IN FEET)
1 inch = 40 ft.

<p>Pomeroy Surveying & Mapping, PLLC</p> <p>PO BOX 103 BAILEY, NC. 27807</p> <p>252-801-3934 info@pomsurvey.com</p>	<p>License No.: P-2841</p>	<p>SURVEY FOR</p> <p>HILMA FERMIN & EFRAIN RIVERA</p> <p>2417 B P LANE LOT 3, BLOCK D, BENT CREEK SUBDIVISION PLAT BOOK 17, PAGE 79 STONY CREEK TOWNSHIP NASH COUNTY, NORTH CAROLINA</p>
	<p>Date of Plat: AUGUST 20, 2023</p> <p>Date of Survey: AUGUST 18, 2023</p> <p>Scale: 1"=40'</p>	<p>Project: 23-058 REVISED:</p> <p>Client: FERHIL</p> <p>County PIN: 384118416360</p>