

**GENERAL WARRANTY DEED**

This instrument prepared by Cecelia D. M. Jones, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney, Cecelia D. M. Jones, to the county tax collector upon disbursement of closing proceeds.

**Hertford County PIN No. 5992-09-4677**

Excise Tax: \$600.00  
"321 Circle Dr., Ahoskie"

NO OPINION ON TITLE IS RENDERED BY  
JONES & CARTER, P.A. WITHOUT A SEPARATE  
WRITTEN OPINION ON TITLE FROM  
JONES & CARTER, P.A.

This Instrument Prepared By & Return To:  
Cecelia D. M. Jones  
Attorney at Law  
P. O. Box 986  
Ahoskie, NC 27910

STATE OF NORTH CAROLINA  
COUNTY OF HERTFORD

THIS DEED, made this 14 day of April, 2023 from GEOFFREY B. LASSITER and wife, BRENDA LASSITER, and NANCY NELSON, unmarried, hereinafter termed GRANTORS; to NATHAN TAYLOR BALL and wife, RACHEL MARIE BALL, whose mailing address is: 321 Circle Drive, Ahoskie, NC 27910, hereinafter termed GRANTEES;

WITNESSETH:

That GRANTORS, for adequate valuable consideration, paid by GRANTEES, the receipt and sufficiency of which are hereby acknowledged, have bargained and sold and by these presents do bargain, sell, grant and convey unto GRANTEES, and their heirs and assigns, in fee simple, that certain lot or parcel of land lying and being in the Town of Ahoskie, Ahoskie Township, Hertford County, North Carolina, more particularly described as follows:

Beginning at a stake on the North side of Sunset Avenue, which said stake is North 51 degrees 45 minutes West 145 feet from Pembroke Avenue, a corner

Submitted electronically by "Jones & Carter, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Hertford County Register of Deeds.

for this property and now or formerly Robert A. Anderson; thence along the North side of Sunset Avenue North 51 degrees 45 minutes West 155 feet to Circle Drive, a corner; thence along Circle Drive in a Northerly direction to (now or formerly) the Ralph L. Basnight property, a corner; thence along the (now or formerly) Ralph L. Basnight property line South 51 degrees 45 minutes East 130 feet to the (now or formerly) Robert A. Anderson property, a corner; thence along the (now or formerly) Robert A. Anderson property line South 38 degrees 15 minutes West 150 feet to Sunset Avenue, the point and place of beginning. For chain of title reference is made to deed from Ruth M. Capps, widow, to Earl U. Capps, Jr. and wife, Carole Y. Capps, and to the estate of Earl U. Capps, Jr. of record in File No. 99-E-195 in the Office of the Clerk of Superior Court of Hertford County.

For further reference, see deed recorded in Book 811, Page 558, Hertford County Registry.

This property does include the primary residence of the GRANTORS.

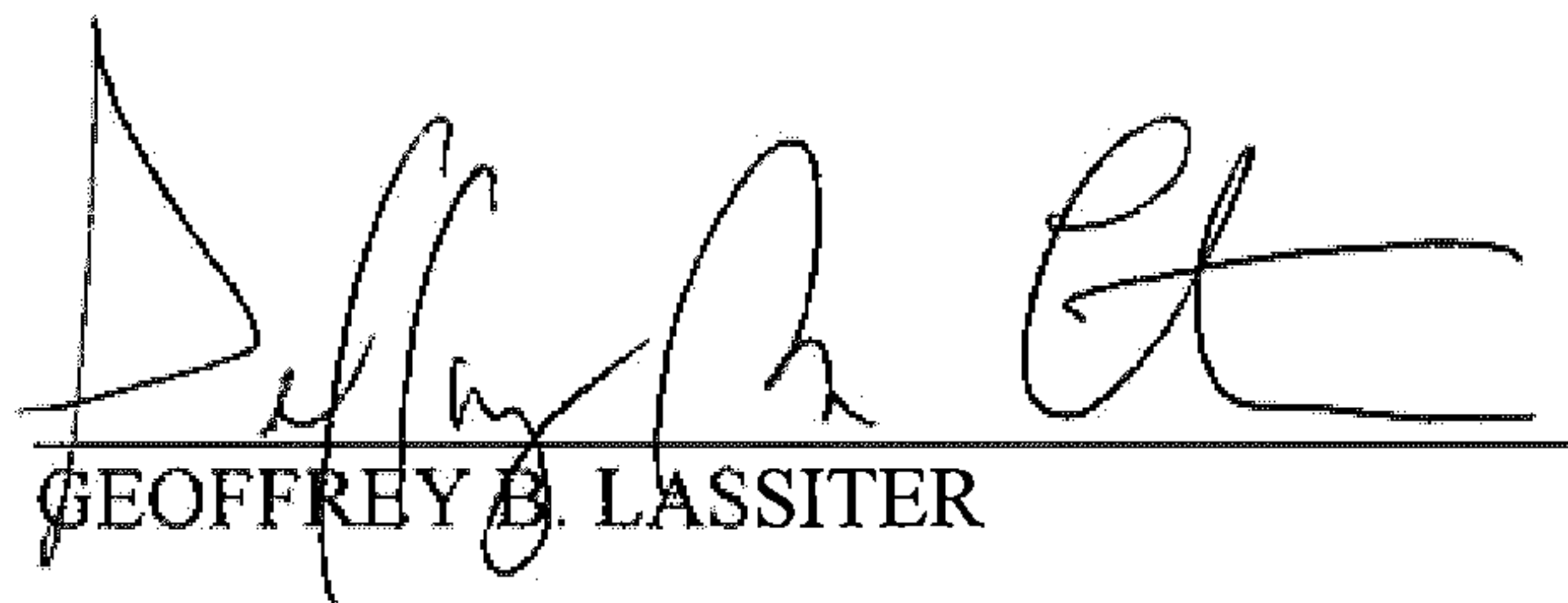
TO HAVE AND TO HOLD the aforesaid lot or parcel of land, together with all privileges and appurtenances thereunto belonging, to GRANTEES, and their heirs and assigns, in fee simple.

And GRANTORS covenant with GRANTEES that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that title to said property is free and clear of all liens and encumbrances, and that they will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions and restrictions hereinafter stated. Brenda Lassiter joins in this conveyance to relinquish any and all potential marital interest that she might have in or to the subject property to the Grantees. Title to the property hereinabove described is subject to the following exceptions and restrictions:

1. Ad valorem taxes and assessments, if any, for the current year prorated to the date of recording hereof.
2. Legally enforceable restrictions, easements, rights of way and conditions of record or apparent on-site.

IN WITNESS WHEREOF, GRANTORS have executed this instrument as of the day and year first above written.

[SIGNATURES TO FOLLOW]

  
 \_\_\_\_\_  
 GEOFFREY B. LASSITER

  
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 BRENDA LASSITER

STATE OF NORTH CAROLINA

COUNTY OF HERTFORD

I, Cecelia D M Jones, a Notary Public for the State of North Carolina,  
 County of Hertford, certify that GEOFFREY B. LASSITER and wife,  
 BRENDA LASSITER, personally appeared before me this day and acknowledged the due  
 execution of the foregoing Deed.

Witness my hand and official seal or stamp, this 14 day of April, 2023.

  
 \_\_\_\_\_  
 (NOTARY PUBLIC

My Commission Expires: 10/24/2026 (PLACE NOTARIAL SEAL/STAMP BELOW)

Cecelia D M Jones NOTARY PUBLIC Hertford County North Carolina My Commission Expires October 24, 2026
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Nancy Nelson  
NANCY NELSON

STATE OF NORTH CAROLINA

COUNTY OF HERTFORD

I, Cecelia DM Jones, a Notary Public for the State of North Carolina,  
County of Hertford, certify that NANCY NELSON personally appeared before  
me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and official seal or stamp, this 14<sup>th</sup> day of April, 2023.

Cecelia DM Jones  
NOTARY PUBLIC

My Commission Expires: 10/24/2026 (PLACE NOTARIAL SEAL/STAMP BELOW)

Cecelia D M Jones  
NOTARY PUBLIC  
Hertford County  
North Carolina  
My Commission Expires October 24, 2026