

305308



This certifies that there are no delinquent ad valorem real estate taxes, which the Hertford County Tax Collector is charged with collecting that are a lien on:

PIN# 5944-1.3-8825
Hertford County Office of Land Records. This is not a Certification that the PIN # matches the deed description.

Rebecca Davidson 6/2/10
Tax Collector Date
Delinquent Tax Collector
Tax Clerk

Filed: 06/02/2010 03:03:06 PM
KATHLEEN W. WRIGHT, Register of Deeds
HERTFORD County, NC

KBE
Excise Tax: \$0.00

3

Excise Tax 0.00 Recording Time, Book and Page

Parcel Identifier No. 5944638825

Tax Lot No. _____ County on the _____ day of _____, 19____

Verified by _____

by _____

Mail after recording to Sherman A. Yeargan, Jr.
PO Box 31603, Raleigh, NC 27622-1603

This instrument was prepared by Sherman A. Yeargan, Jr.

Brief description for the Index Liverman

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 1st day of June, 2010, by and between

GRANTOR

Sherman A. Yeargan, Jr.
Executor of the Estate of
Helen P. Yeargan, Deceased

GRANTEE

Sherman A. Yeargan, Jr.
7777 White Oak Road
Garner, NC 27529

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 St. John's Township, Hertford County, North Carolina and more particularly described as follows:

See Exhibit A Attached and Incorporated herein by reference.

Note: It is the intention of the Grantor to convey to Grantee all of Grantor's undivided interest in the property; Grantor believes such undivided interest to be 61.5%, but in the event Grantor owns a greater undivided interest, Grantor conveys that interest as well.

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

See Last Will and Testatment of Helen P. Yeargan, deceased.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

Subject to easements and restrictions of record.

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)

USE BLACK INK ONLY

..... (SEAL)
Sherman A. Yeargan, Jr.
Executor of the Estate of
Helen P. Yeargan, deceased (SEAL)

..... (SEAL)

..... (SEAL)



USE BLACK INK ONLY

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Sherman A. Yeargan, Jr.,
Executor of the Estate of Helen P. Yeargan Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 1st day of June, 2010

My commission expires: 7-20-10 Jack M. Bridges Notary Public

SEAL - STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that he is Secretary of

personally came before me this day and acknowledged that 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 Secretary.

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(s) of

is/are 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.

By REGISTER OF DEEDS FOR COUNTY
DEPUTY/Assistant-Register of Deeds.

EXHIBIT A

Tract I: Bounded on the North by the lands of Cola Vaughan Estate, on the east by the lands of John Minton Estate, on the south by John and Joe Lassiter, and on the west by the road leading from Woodland to Aulander, sometimes called the "Bridge Road," and more particularly described by metes and bounds according to the aforesaid map as follows: BEGINNING on the road at a concrete marker on the eastern edge of said road in the line of Cola Vaughan, thence along the road S 01° 45' E 596 feet, S 14° 15' E 170 feet, S 29° E 332 feet to the line of Joe and John Lassiter at a concrete marker, thence Lassiter line N 72° 30' E 1195 feet to a concrete marker in the line of John Minton's Estate, thence with Minton line N 26° W 835 feet, N 05° 15' E 128 feet to a concrete marker in the line of Cola Vaughan, thence with Vaughan line S 80° W 1012 feet to the road at a concrete marker on the eastern edge, the point of beginning, containing 26.65 acres, more or less.

Tract II: Bounded on the north by the run of Cuttawhiskey Swamp; on the east by the road leading from Aulander to Menola, and by the lands of Dr. Q.H. Cooke; on the south by a lane adjoining the lands of Q.H. Cooke, the lands of Dr. Q.H. Cooke, by the lands of Ella Liverman, and by the lands of John Minton Estate; and on the west by the lands of Cola Vaughan Estate and by the road leading from Woodland to Aulander, sometimes called the "Bridge Road," and more particularly described by metes and bounds according to the aforesaid map as follows: BEGINNING on the road leading from Aulander to Menola at a concrete marker on the western edge of said road in the line of Dr. Q. H. Cooke, thence along the road N 34° 45' E 420 feet, N 28° E 79 feet, N 18° E 311 feet to a point on the run of Cuttawhiskey Swamp, 42.5 feet from south end of the bridge, thence along the run of Cuttawhiskey Swamp with the courses and distances given as the general direction thereof as follows: N 64° W 120 feet, N 60° W 100 feet, N 16° W 60 feet, N 50° W 119 feet, N 39° 30' W 470 feet, N 30° 15' W 240 feet, N 42° W 303 feet, N 40° W 205 feet, N 54° 45' W 369 feet, N 56° W 310 feet, N 53° W 228 feet, N 53° W 138 feet, N 50° 30' W 158 feet, N 60° W 367 feet, N 88° 30' W 250 feet, N 88° 30' W 627 feet, N 82° W 303 feet, N 73° 15' W 151 feet, S 72° 30' W 78 feet, N 83° 45' W 200 feet, S 83° 15' W 61 feet, S 74° W 200 feet, S 64° W 214 feet, S 59° W 269 feet, S 66° 30' W 142 feet, S 61° W 288 feet, S 69° 30' W 315 feet, S 66° W 319 feet, S 56° W 349 feet, S 35° W 200 feet, S 63° 30' W 191 feet, and S 54° 30' W 390 feet to the road leading from Aulander to Woodland, thence along the road S 24° E 281 feet, S 13° 45' E 614 feet to a point, corner for Cola Vaughan; thence with a ditch, along the line of Cola Vaughan N 72° E 634 feet, S 20° E 1639 feet to a concrete marker in John Minton Estate line; thence with John Minton's line N 75° E 683 feet to a concrete marker, thence N 73° 30' E 934 feet to a concrete marker, thence S 82° 15' E 186 feet to an old maple and concrete marker, thence S 17° 15' E 496 feet to a concrete marker in pine stump hole at the Ella Liverman corner, thence with Liverman line N 36° 30' E 215 feet to a marked oak at the corner of Dr. Q. H. Cooke, thence with Cooke line N 27° 45' E 710 feet to an iron stake, thence S 83° 15' E 1379 feet to a concrete marker, thence N 25° E 150 feet to a concrete marker, thence along a path S 82° 15' E 983 feet to the road leading from Aulander to Menola, at a concrete marker on the western side of said road, the point of beginning, containing 349.1 acres, more or less.

These two tracts of land are the identical three tracts of land conveyed to Mrs. Mary Elizabeth Parker by deed of H.G. Snipes and wife, dated 21 June 1954, recorded in the Office of the Register of Deeds of Hertford County, North Carolina, in Book 212, at Page 529.

NORTH CAROLINA HERFORD COUNTY

I, M. M. Powell, being duly sworn, deposes and says that he is a licensed Surveyor in North Carolina, that on the 28th day of September, 1938, he actually and fully checked and verified the attached plat of survey prepared by C. A. Revelle, Surveyor, under date of Jan. 15, 1938, marked property of H. G. Snipes, sold to Dr. C. G. Parker, and that the said plat is in all respects correct to the best of his knowledge and belief. That when beginning at A thru B, thru C to D surveyed and prepared on the 28th day of Sept. 1938, the plat hereto attached and that same is in all respects correct and was prepared from an actual survey made by him.

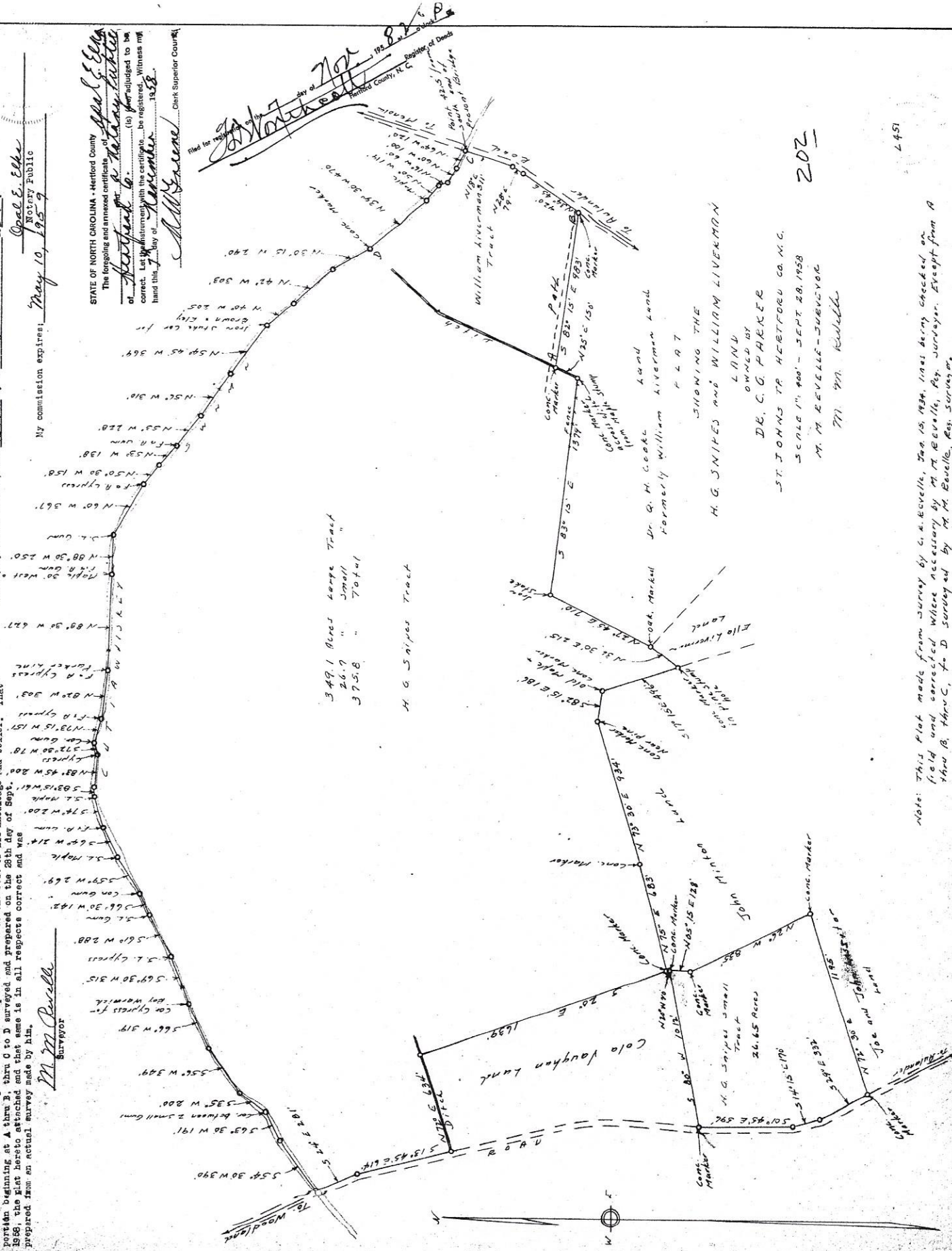
M. M. Powell
Surveyor

NORTH CAROLINA HERFORD COUNTY

I, Paul E. Elks, a Notary Public of Herford County, North Carolina do hereby certify that M. M. Revelle this day personally appeared before me and after being duly sworn, did say that the aforesaid certificate concerning the plat of the property of Dr. C. G. Parker is true and correct. Witness my hand and Seal, this 28th day of September, 1938.

My commission expires: May 10, 1959
Paul E. Elks
Notary Public

STATE OF NORTH CAROLINA - Herford County
The foregoing and annexed certificate of Paul E. Elks of Herford County, North Carolina, is acknowledged to be correct. Let the instrument with the certificate, be registered, Witness my hand this 7th day of September, 1938.
W. M. General
Clerk Superior Court



Note: This plat made from survey by C. A. Revelle, Jan. 15, 1938, was being checked on field and corrected where necessary by M. M. Revelle, Esq. Surveyor. Except from A thru B, thru C, to D surveyed by M. M. Revelle, Esq. Surveyor.