

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED Aug 14, 2023
AT 10:53:14 am
BOOK 01126
START PAGE 0572
END PAGE 0577
INSTRUMENT # 01842
EXCISE TAX \$28.00
WRJ

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$28.00

Parcel Identifier No. C8 45 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 0 WILLIS PINNELL ROAD

THIS DEED made this 11th day of August, 2023, by and between

GRANTOR	GRANTEE
ANTHONY BROWN, Heir*, and spouse, PARTHENIA BROWN; & CAROLYN BROWN, unmarried, Heir*	LIBERTY LAND GROUP LLC a DE Limited Liability Company 6060 N CENTRAL EXPY STE 500 DALLAS, TX 75206

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of NORLINA, _____ Township, WARREN County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

*ESTATE OF ODESSA H. BROWN, SEE EXHIBIT "B"

"This instrument was prepared by Justin Taylor, a NC licensed attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of the closing proceeds."

The property hereinabove described was acquired by Grantor by instrument recorded in Book 210 page 115. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 7 page 104.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Anthony Brown (SEAL)
Print/Type Name: ANTHONY BROWN, HEIR

Print/Type Name & Title: _____ Parthenia Brown (SEAL)
Print/Type Name: PARTHENIA BROWN

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of New Jersey - County or City of Bergen
I, the undersigned Notary Public of the County or City of Par. Secy and State aforesaid, certify that ANTHONY BROWN, HEIR and spouse, PARTHENIA BROWN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of June, 2023.

ALAN BATISTA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 27, 2026
My Commission Expires: _____ (Affix Seal)
Notary's Printed or Typed Name: Alan Batista

~~State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.~~

~~My Commission Expires: _____ (Affix Seal) Notary Public
Notary's Printed or Typed Name _____~~

~~State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.~~

~~My Commission Expires: _____ (Affix Seal) Notary Public
Notary's Printed or Typed Name _____~~

The property hereinabove described was acquired by Grantor by instrument recorded in Book 210 page 115. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 7 page 104.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Carolyn Brown Heir (SEAL)
 Print/Type Name: CAROLYN BROWN, HEIR


By: [REDACTED] (SEAL)
 Print/Type Name & Title: [REDACTED] Print/Type Name: [REDACTED]

By: [REDACTED] (SEAL)
 Print/Type Name & Title: [REDACTED] Print/Type Name: [REDACTED]

By: [REDACTED] (SEAL)
 Print/Type Name & Title: [REDACTED] Print/Type Name: [REDACTED]

State of Florida - County or City of Marion
 I, the undersigned Notary Public of the County or City of Ocala and State aforesaid, certify that CAROLYN BROWN, HEIR personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of June, July, 2023.

My Commission Expires: May 31, 2025
 (Affix Seal)

 Maria Harrison
 Notary's Printed or Typed Name

State of - County or City of
 I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20 .

My Commission Expires: Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of - County or City of
 I, the undersigned Notary Public of the County or City of and State aforesaid, certify that personally came before me this day and acknowledged that he is the of , a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this day of , 20 .

My Commission Expires: Notary Public
 (Affix Seal) Notary's Printed or Typed Name

EXHIBIT A

Legal Description

Lying in Sandy Creek Township, Warren County, North Carolina, and being more particularly described as follows:

Beginning at a stake, corner with Mertha B. Goode in Ed Somerville's line; thence along the lines of Mertha B. Goode South 53° 05' East 1056 feet to a stake, North 52° East 36 feet to a stake and South 38 1/2° East 144 feet to the center of the Largo-Afton Road; thence along the center of said Road South 41 3/4° West 143 feet to the Northeast corner of Lot No. 6 of the Albert B. Davis Division (James G. Davis); thence along the line of James G. Davis North 50° West 1159 feet to the line of Ed Somerville; thence along Somerville's line North 14 3/4° East 90 feet to the place of beginning, containing 2.93 acres, according to survey of E. P. Fitts, Registered Land Surveyor, January 9, 1961, and being Lot No. 5 as the same appears on said plat.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 210, Page 115, Warren County Registry. See also Plat Book 7, Page 104 for further description of same.

Site Address: 0 Willis Pinnel Road, Norlina, NC 27563

Parcel: C8 45

EXHIBIT B

Prepared by: Justin Taylor, Attorney at Law, PLLC

AFFIDAVIT REGARDING FAMILY OF A DECEDENT

I, **Sandra Brown Wheeler**, the undersigned Affiant, being first duly sworn, deposes and says:

1. I was personally familiar with **Odessa H. Brown** (decedent) during his/her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family constantly for a period of **10+** years.
3. The nature of my relationship to decedent: **Friend**.
4. Decedent died intestate on: **09-08-2014**.
5. Decedent was **unmarried** at the time of his/her death.
6. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

- a. Name: **Anthony Brown**
 - i. Relationship to Decedent: Son
 - ii. Date of Death: Living.
- b. Name: **Carolyn Brown**
 - i. Relationship to Decedent: Daughter
 - ii. Date of Death: Living.

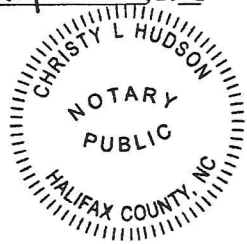
Under penalty of perjury, Affiant declares that he/she has examined this Affidavit and that to the best of his/her personal knowledge and belief, the contents of said Affidavit are true and correct.

This the 18 day of July, 2023

Sandra Brown Wheeler (SEAL)
Sandra Brown Wheeler

STATE: NC
COUNTY Halifax

I, Christy L Hudson, a Notary Public of the County and State aforesaid, do hereby certify that **Sandra Brown Wheeler** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal, this the 18 day of July, 2023



Christy L Hudson
My Commission expires: 5/28/28

Prepared by: Justin Taylor, Attorney at Law, PLLC

AFFIDAVIT REGARDING FAMILY OF A DECEDENT

I, Esther Kinchelow, the undersigned Affiant, being first duly sworn, deposes and says:

1. I was personally familiar with Odessa H. Brown (decedent) during his/her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family constantly for a period of 10+ years.
3. The nature of my relationship to decedent: Niece.
4. Decedent died intestate on: 09-08-2014.
5. Decedent was unmarried at the time of his/her death.
6. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:
 - a. Name: Anthony Brown
 - i. Relationship to Decedent: Son
 - ii. Date of Death: Living.
 - b. Name: Carolyn Brown
 - i. Relationship to Decedent: Daughter
 - ii. Date of Death: Living.

Under penalty of perjury, Affiant declares that he/she has examined this Affidavit and that to the best of his/her personal knowledge and belief, the contents of said Affidavit are true and correct.

This the 28th day of JULY, 2023.

Esther Kinchelow (SEAL)
Esther Kinchelow

STATE: NEW JERSEY
COUNTY _____

I, SUNITA JOLLY, a Notary Public of the County and State aforesaid, do hereby certify that Esther Kinchelow personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal, this the 28th day of JULY, 2023.

SUNITA JOLLY
Notary Public
State of New Jersey
My Commission Expires April 27, 2028
I.D.# 2457771

Sunita Jolly
My Commission expires: APRIL 27, 2028

