

**PRELIMINARY OPINION ON TITLE FOR  
MOSSY OAK PROPERTIES and  
LAND AND FARMS REALTY**

The undersigned has examined the record title on the NORTHAMPTON County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s): **Magdeline Colburn, individually** (unable to determine whether Colburn is married – if so, her spouse would have a marital interest) and **Magdeline Colburn, Trustee of the MRK Enterprises Trust**, as joint tenants with right of survivorship

Interest or estate: Fee Simple

Property Description: All those certain lots and/or parcels of land situated in Gaston Township, Northampton County, North Carolina and more particularly described as follows:

BEING all those lots or parcels of land in Gaston Township, Northampton County, North Carolina shown and designated as Lots ONE (1) – FOURTEEN (14) and that area designated as "AREA D" on that certain map of Vulture Lakeside Subdivision, made by D. C. Shearin, Registered Engineer, June, 1955, and recorded in the office of the Register of Deeds for said Northampton County in Map Book 4, Page 154. This is the identical property conveyed unto Kenneth R. Peregory by deed of Charles F. Ogletree et ux dated August 28, 1989, and recorded in Book 665, Page 357, Northampton Public Registry. Reference to said map and deed is hereby made for greater certainty of description.

**ALSO DESCRIBED AS:**

BEING all of Lot A and being 0.49 acres (21497 Sq Ft), as shown on that certain plat entitled "Plat of Survey for Magdeline Colburn" recorded in Book of Maps 42, Page 187, Northampton County Registry (Lot A is a combination of Lots 1 – 6, Vulture Lakeside Subdivision as recorded in Book of Maps 4, Page 154, Northampton County Registry). [County Parcel No. 0110024]

AND

BEING all of Lot B and being 0.48 acres (21009 Sq Ft), as shown on that certain plat entitled "Plat of Survey for Magdeline Colburn" recorded in Book of Maps 42, Page 187, Northampton County Registry (Lot B is a combination of Lots 9 – 14, Vulture Lakeside Subdivision as recorded in Book of Maps 4, Page 154, Northampton County Registry). [County Parcel No. 0110029]

AND

BEING all of 4.10 acres more or less, as described on that certain plat entitled "Plat of Survey for Magdeline Colburn" recorded in Book of Maps 42, Page 187, Northampton County Registry and more specifically described as Lots 7 – 8 and being 0.15 acres, Vulture Lakeside Subdivision as recorded in Book of Maps 4, Page 154, Northampton County Registry, combined with AREA D and being 3.95 acres more or less, Vulture Lakeside Subdivision as recorded in Book of Maps 4, page 154, Northampton County Registry. [County Parcel No. 0110030]

Property Addresses: Three Recombined Tracts at end of Old Gaston Road Ext.(also known as NC State Road 1251)

Parcel #: 0110024, 0110029, and 0110030

Subject to the uninitialed **STANDARD EXCEPTIONS** on reverse side hereof.

Also subject to the following **SPECIAL INFORMATION AND EXCEPTIONS**:

**Taxes:**

1. Ad valorem taxes are paid through and including those for the year: 0110029: 2023; 0110030: 2023; and 0110024: 2020.
2. Taxes now due and payable: for Parcel 0110024 as of 6/14/24: 2021 taxes due = \$410.19; 2022 taxes due = \$379.94; and 2023 taxes due = \$326.06 (total past taxes now due and payable: \$1,116.19).
3. Taxes, a lien, deferred or otherwise, but not yet due and payable: ..... None found.
4. Special levies or assessments now due or payable in future installments: ..... None found.
5. Estate or inheritance taxes: ..... None found.

**Restrictive Covenants?** Yes [ X ]; No [ ].

1. Set forth in deed recorded in Book 665, Page 354, Northampton County Registry.
2. Does survey and/or public record indicate a violation? Yes [ ]; No [ ]; Unknown [ X ].
3. Contain reversionary or forfeiture clause? Yes [ ]; No [ X ].
4. Building Setback Line(s): None in restrictive covenants
5. Easements/Other Matters: "[E]ach dwelling house built upon the premises herein conveyed shall be connected at the expense of the owner with an individual septic tank to conform with County and State Regulations, and that no outside privy shall be constructed or kept on said premises and no nuisance of any kind shall be maintained or allowed thereon, nor use made thereof or permitted which shall be noxious or dangerous to health."

**Survey and Inspection Report Attached?** Yes [ ]; No [ X ].

**Recorded Plat / Condo?** Yes [ X ], No [ ].

1. Book of Maps 4, Page 154, and Book of Maps 42, Page 187, Northampton County Registry.
2. Building Setback Line(s): None on either recorded plat.
3. Violated? Yes [ ]; No [ ]; Unknown [ ]. N/A

4. Easements/Other Matters: 45 ft Ingress and Egress Easement and Utility Easement (see Book of Maps 42, Page 187); and Easement for "Use for Turn Circle" (see Book of Maps 4, Page 154)

Access to Public Right of Way? Yes [ X ]; No [ ].

Direct [ X ]; or over a private easement [ ]? (If private easement, attach copy).

If over a private easement, has a search been made of adjoining property on which easement crosses? Yes [ ] No [ ].

Property Occupied By: Owner [ ]; Tenants [ ]; Unimproved [ ]; Unknown [ X ].

Updating from Previous Title Insurance Policy? NO (Copy attached). If "Yes", has a search of the public records been accomplished for such period of time within which judgments, liens or other matters could affect the property, regarding the owner(s) of the property on and after the date of said policy? Yes [ ]; No [ ].

**Other Easements, Liens, Deeds of Trust, Objections or Defects:**

- No Deeds of Trust
- Map of Vulture Lakeside Subdivision recorded in Book of Maps 4, Page 154, Northampton County Registry states that "AREA D" is "reserved for future expansion".
- Right of Way conveyed to Camp Manufacturing Company dated 24, 1916, recorded in Book 179, Page 23, Northampton County Registry (referenced in deed recorded in Book 665, Page 354).
- Various easements heretofore conveyed to Virginia-Carolina Power Company and Virginia Electric and Power Company and Carolina Telephone and Telegraph Company of record in Northampton County Registry (referenced in deed recorded in Book 665, Page 354).

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

The Search Period was from December 13, 1989, at 8:30 A.M. to June 6, 2024 at 9:00 A.M.

Telephone: 919-817-8070

Address: Gene Davis Law, PLLC  
3739 National Drive, Suite 105  
Raleigh, North Carolina 27612

GENE DAVIS LAW, PLLC

By:   
R. Gene Davis, Jr., Manager

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**STANDARD EXCEPTIONS**

The attorney should initial any exceptions that are to be eliminated on the line to the left of the exception.

- \_\_\_ 1. Interest or claims not disclosed by public records, including but not limited to:
- (a) Unrecorded Mechanics' or Materialmen's liens. (Liens may be filed by persons or entities furnishing labor or materials to any improvements of real property within 120 days from the last day of performance and will upon perfection relate in priority to the first day of performance as a valid lien on real property.)
  - (b) Unrecorded leases. (Under North Carolina law, parties in possession of the premises under a verbal or unrecorded lease of three years or less duration may remain in possession under terms of the tenancy.)
  - (c) Matters that may defeat or impair title which do not appear on the record. (Evidence revealing missing heirs, forgeries, etc. may not be on the public records, but such facts if properly established may impair or defeat what appears to be a good title on the record.)
  - (d) Taxes, special assessments and other governmental charges that are not shown as existing liens by the public records. (Governmental charges may be made for acreage fees, tap-on fees, cost of weed cutting, demolition of condemned buildings and other matters that are not shown as existing liens on the property by the public records.)
  - (e) Unlisted personal property taxes. (If discovered, such taxes and any penalties may be assessed as a lien on the subject property.)
- \_\_\_ 2. Matters occurring prior to and subsequent to the inclusive dates of examination.
- \_\_\_ 3. Matters which would be revealed by a review of the public records regarding the proposed purchaser/borrower, who is not a current owner of the property.
- \_\_\_ 4. Any inaccuracies and discrepancies which an accurate survey of the property may disclose. (A survey, if procured from a competent surveyor or civil engineer, will normally determine whether improvements lie within the boundaries of the property, whether existing utility lines, roads or other easements cross the premises, and whether there are any encroachments.)
- \_\_\_ 5. Security interests that may have attached to fixtures on the subject property as provided in Article 9 of the Uniform Commercial Code of North Carolina.
- \_\_\_ 6. Compliance with any local, county, state or federal government law or regulation relative to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.

\_\_\_7. Federal judgments, liens, and proceedings filed only in the Federal Court. (Upon the filing of a petition in Bankruptcy, title to real property vests in the Trustee in Bankruptcy and notice thereof is not always required to be filed in the County in which the Bankrupt owns property; federal condemnation proceedings may vest property in the federal government and notice thereof is not required to be recorded among the County records.)

\_\_\_8. Civil actions where no notice of lis pendens against subject property appears of record.

Note: The matters included in Standard Exceptions Number One (1) above set forth are items that cannot be checked. Standard Exceptions numbered 2,3,4,5,6,7 and 8 are not included in a normal search of the County records during examination of title. Upon special request, additional investigation may be made, and Standard Exceptions numbered 2, 3, 4, 5, 6, 7 and 8 can be eliminated. Any such elimination is evidenced by the initialing of such exception in the left margin by the attorney.

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(Continued from front)

FILED  
NORTHAMPTON COUNTY  
PAULINE E. DELOATCH  
REGISTER OF DEEDS

BK:00845 PG:0549

Northampton CO. 07-23-2004  
NORTH CAROLINA  
Real Estate  
Excise Tax \$130.00

FILED Jul 23, 2004  
AT 04:11:23 pm  
BOOK 00845  
START PAGE 0549  
END PAGE 0551  
INSTRUMENT # 03615

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 130.00 # 20.00

Parcel Identifier No. 01-01682, Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: 01-01686 and 01-04244

Mail/Box to: Rollins and Rollins, Attorneys at Law, P. O. Box 198, Roanoke Rapids, NC 27870

This instrument was prepared by: M. Glynn Rollins, Jr.

Brief description for the Index: Gaston Twp. Lots 1-14 and "Area D", Vulture Lakeside Subdivision

THIS DEED made this 20th day of July, 2004, by and between

GRANTOR	GRANTEE
Kenneth R. Peregory and wife, Annie Peregory	Magdeline Colburn and Herman Janzen, Jr., as joint tenants with right of survivorship  P. O. Box 526 Blacksburg, VA 23308

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 \_\_\_\_\_, Gaston Township, Northampton County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 665 page 357.

A map showing the above described property is recorded in Plat Book 4 page 154.

BK:00845 PG:0550

EXHIBIT "A"

DESCRIPTION FOR DEED FROM KENNETH R. PEREGORY AND WIFE, ANNIE PEREGORY TO MAGDELINE COLBURN AND HERMAN JANZEN, JR. DATED JULY 20, 2004

Those lots or parcels of land in Gaston Township, Northampton County, North Carolina shown and designated as Lots ONE (1) - FOURTEEN (14) and that area designated as "AREA D" on that certain map of Vulture Lakeside Subdivision, made by D. C. Shearin, Registered Engineer, June, 1955, and recorded in the office of the Register of Deeds for said Northampton County in Map Book 4, Page 154. This is the identical property conveyed unto Kenneth R. Peregory by deed of Charles F. Ogletree et ux dated August 28, 1989, and recorded in Book 665, Page 357, Northampton Public Registry. Reference to said map and deed is hereby made for greater certainty of description.

Initials: KRP AMP

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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:

Any and all easements, restrictions and encumbrances of record.

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

_____ (Entity Name)	_____ (SEAL) Kenneth R. Peregory
By: _____ Title: _____	USE BLACK INK ONLY _____ (SEAL) Annie Peregory
By: _____ Title: _____	_____ (SEAL)
By: _____ Title: _____	_____ (SEAL)



USE BLACK INK ONLY  
 State of Virginia - County of Fredericksburg  
 I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth R. Peregory and wife, Annie Peregory 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 July, 2004  
 My Commission Expires: \_\_\_\_\_  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 My Commission Expires 08/30/07 Notary Public

State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County 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 each entity, he signed the forgoing 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

USE BLACK INK ONLY  
 State of North Carolina - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

The foregoing Certificate(s) of TRACY KERR of the COMMONWEALTH OF VIRGINIA 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.  
 PAULINE E. DELOATCH Register of Deeds for NORTHAMPTON County  
 By: Maggie H. Taylor Deputy ~~Notary~~ Register of Deeds

FILED  
NORTHAMPTON COUNTY  
PAULINE E. DELOATCH  
REGISTER OF DEEDS

FILED Feb 17, 2005  
AT 08:54:58 am  
BOOK 00856  
START PAGE 0231  
END PAGE 0233  
INSTRUMENT # 00430

Quit Claim Deed prepared and notarized by Herman Janzen, Jr.

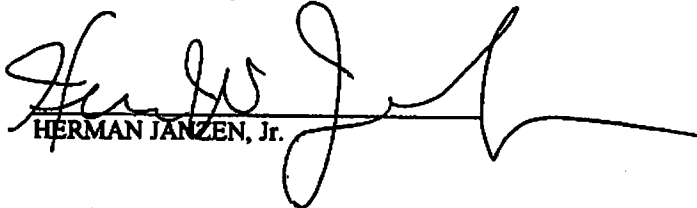
QUIT CLAIM DEED

THIS INDENTURE made on the 26 day of January, 2005 by and between HERMAN JANZEN, JR., a single person of the City of Hampton, State of Virginia, ("Grantors"), and MAGDELINE COLBURN, Trustee of the MRK Enterprises Trust, whose mailing address is P.O. Box 526, Bloxom, Va. 23308 ("Grantee").

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, Remise, Release, and forever Quit-Claim unto Grantee, and successor trustees and assigns, the lots, tracts, or parcels of land lying, being, and situate in the County of Northampton and State of North Carolina and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same with all rights, immunities, privileges and appurtenances thereto belonging, unto Grantee, successor trustees and assigns forever so that neither the Grantors nor their heirs nor any other person or persons for them or in their name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and every one of them be, by these presents, excluded and forever barred.

IN WITNESS WHEREOF, the Grantors, party of the First Party, have hereunto set his hand this 26 day of January, 2005.

  
HERMAN JANZEN, Jr.

③ 20.00 RE

This document applies to the QUIT CLAIM DEED FOR THE PROPERTY IN NORTH CAROLINA ONLY.

*Sheila F. Goodson*

Notary Public

STATE OF VIRGINIA )  
 ) SS.  
CITY OF HAMPTON )

On this 26 day of January, 2005, Herman Janzen, JR., personally appeared before me to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office on the day and year last above written.

*Sheila F. Goodson*

Notary Public



NORTH CAROLINA - NORTHAMPTON COUNTY  
The foregoing certificate(s) of  
SHEILA F. GOODSON

Notary Public is (are) certified to be correct.  
Duly registered this date and hour shown  
on the first page hereof.

PAULINE E. DELOATCH  
Register of Deeds

By *Pauline E. DeLoatch*  
Assistant Deputy

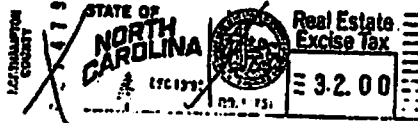


## EXHIBIT "A"

DESCRIPTION FOR DEED FROM KENNETH R. PEREGORY AND WIFE, ANNIE  
PEREGORY TO MAGDELINE COLBURN AND HERMAN JANZEN, JR. DATED JULY 20,  
2004

Those lots or parcels of land in Gaston Township, Northampton County, North Carolina shown and designated as Lots ONE (1) - FOURTEEN (14) and that area designated as "AREA D" on that certain map of Vulture Lakeside Subdivision, made by D. C. Shearin, Registered Engineer, June, 1955, and recorded in the office of the Register of Deeds for said Northampton County in Map Book 4, Page 154. This is the identical property conveyed unto Kenneth R. Peregory by deed of Charles F. Ogletree et ux dated August 28, 1989, and recorded in Book 665, Page 357, Northampton Public Registry. Reference to said map and deed is hereby made for greater certainty of description.

Initials: KRP AMP



Filed for recording at \$1.20  
at 11:41 A.M. Dec. 13, 1989  
of Deeds of the County of  
Book 665 Page 357  
and verified.  
Alicia E. Helton  
Register of Deeds

Excise Tax 3.20  
81015 Recording Time, Book and Page  
Tax Lot No. Parcel Identifier No.  
Verified by County on the day of 19  
by

> Mail after recording to W. Lunsford Crew, Attorney, P. O. Box 160, Roanoke Rapids,  
N. C. 27870

This instrument was prepared by W. Lunsford Crew, Attorney

Brief description for the index  
Gaston Township

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of August, 1989, by and between

GRANTOR	GRANTEE
CHARLES P. OGLETREE and wife, VIRGINIA H. OGLETREE	KENNETH R. PEREGORY

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 Gaston, North Carolina and more particularly described as follows:

Those fourteen (14) lots or parcels of land in Gaston Township, Northampton County, North Carolina shown and designated as Lots ONE (1) - FOURTEEN (14) and an area designated as AREA D on map of Vulture Lakeside Subdivision, made by D. C. Shearin, Registered Engineer, June, 1955, and recorded in the office of the Register of Deeds for said Northampton County in Map Book 4, Page 154, and being the identical property conveyed by Richard Allsbrook, et al, Trustees of Rosemary Baptist Church of Roanoke Rapids, North Carolina to Charles P. Ogletree by deed dated August 28, 1989 and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Northampton County Public Registry; reference to said map and deed being hereby made for greater certainty of description.

BOOK 665 PAGE 353

It is covenanted and agreed by the parties, that the assignee shall assign, as part of the consideration and as an inducement for the execution of this deed by the parties of the first part and as a condition thereof that each dwelling house built upon the premises herein conveyed shall be connected at the expense of the owner with an individual septic tank to conform with County and State Regulations; and that no outside privy shall be constructed or kept on said premises and no nuisance of any kind shall be maintained or allowed thereon, nor use made thereof or permitted which shall be noxious or dangerous to health.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Northampton County Public Registry

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page 154 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:

Any and all restrictions and reservations of record.

1. Right of way conveyed to Camp Manufacturing Company, by W. F. Horner by instrument dated June 24, 1916, recorded in Book 179 at page 23, Northampton Public Registry;

2. Various easements heretofore conveyed to Virginia-Carolina Power Company and Virginia Electric and Power Company and Carolina Telephone and Telegraph Company of record in Northampton Public Registry; and

See Above \*\*\*

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  
ATTEN: \_\_\_\_\_  
Secretary (Corporate Seal)

USE BLACK INK ONLY

Charles F. Ogletree (S.F.A.)  
Virginia H. Ogletree (S.F.A.)



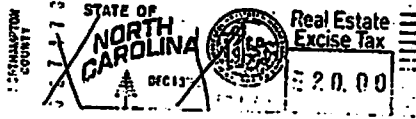
NORTH CAROLINA, Halifax County.

I, a Notary Public of the County and State aforesaid, certify that Virginia H. Ogletree, wife of Charles F. Ogletree, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22 day of November, 1934. My commission expires 11-11-34. Virginia H. Ogletree Notary Public



NORTH CAROLINA, Halifax County, husband of Virginia H. Ogletree. I, a Notary Public of the County and State aforesaid, certify that Charles F. Ogletree, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of November, 1934. My commission expires November 17, 1934. Charles F. Ogletree Notary Public

The foregoing Certificates of Notaries Public of Halifax County, N.C. were 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 last page hereof. Pauline L. Spetch, REGISTER OF DEEDS FOR Northampton County



Excise Tax 20.00

Filed for registration at 2:30  
Book H. G. 13 1387  
Page 554  
August 13 1989  
Lansford E. Hylton  
Register of Deeds

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
by \_\_\_\_\_

➤ Mail after recording to W. Lunsford Crew, Attorney at Law, P. O. Box 160,  
Roanoke Rapids, N. C. 27870

This instrument was prepared by W. Lunsford Crew, Attorney

Brief description for the Index

Gaston Township

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of August, 1989, by and between

GRANTOR

RICHARD ALLSBROOK, HUGH BAZEMORE,  
BYRON GURLEY, CHARLES OGLETREE and  
J. F. WATSON, Trustees of ROSEMARY  
BAPTIST CHURCH of Roanoke Rapids,  
North Carolina

GRANTEE

CHARLES F. OGLETREE  
Box 26  
Roanoke Rapids, N. C. 27870

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 Gaston, Northampton County, North Carolina and more particularly described as follows:

Those fourteen (14) lots or parcels of land in Gaston Township, Northampton County, North Carolina, shown and designated as Lots ONE (1) - FOURTEEN (14) and an area designated as AREA D on map of Vulture Lakeside Subdivision, made by D. C. Shearin, Registered Engineer, June, 1955, and recorded in the office of the Register of Deeds for said Northampton County in Map Book 4, Page 154, and being a part of the property conveyed by Charles F. Ogletree et ux to W. J. Norwood, et al, Trustees of the Rosemary Baptist Church by deed dated May 14, 1965 and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Northampton County Public Registry and by deed dated May 22, 1974 from N. E. Mitchell et ux to W. J. Norwood et al, Trustees of Rosemary Baptist Church of Roanoke Rapids, N. C. recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Northampton County Public Registry. Reference to said map and deeds being hereby made for greater certainty of description.

- \*\*\* 1. Right of way conveyed to Camp Manufacturing Company by W. F. Horner by instrument dated June 24, 1916, recorded in Book 179 at page 23, Northampton Public Registry;
- 2. Various easements heretofore conveyed to Virginia-Carolina Power Company and Virginia Electric and Power Company and Carolina Telephone and Telegraph Company of record in Northampton Public Registry; and
- 3. It is covenanted and agreed by the parties, their successors and assigns, as part of the consideration and as an inducement for the execution of this deed by the parties of the first part, and as a condition thereof that each dwelling house built upon the premises herein conveyed shall be connected at the expense of the owner with an individual septic tank to conform with County and State Regulations, and that no outside privy shall be constructed or kept on said premises and no nuisance of any kind shall be maintained or allowed thereon, nor use made thereof or permitted which shall be noxious or dangerous to health.

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

A map showing the above described property is recorded in Plat Book ..... 4 ..... page ..... 154 .....

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 seised 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:

Any and all restrictions and reservations of record. See above \*\*\*

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)

.....  
(Corporate Name)

BY .....

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

USE BLACK INK ONLY

*Richard Allsbrook* ..... (SEAL)  
 RICHARD ALLSBROOK, Trustee of Rosemary Baptist Church of Roanoke Rapids, N.C.

*Hugh Hazemore* ..... (SEAL)  
 HUGH HAZEMORE, Trustee of Rosemary Baptist Church of Roanoke Rapids, N. C.

*Byron Gurley* ..... (SEAL)  
 BYRON GURLEY, Trustee of Rosemary Baptist Church of Roanoke Rapids, N. C.

*Charles Ogletree* ..... (SEAL)  
 CHARLES OGLETREE, Trustee of Rosemary Baptist Church of Roanoke Rapids, N.C.

*J. F. Watson* ..... (SEAL)  
 J. F. WATSON, Trustee of Rosemary Baptist Church of Roanoke Rapids, N.C.

..... (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, ~~Halifax~~ <sup>W. L. Adams</sup> County.  
 I, a Notary Public of the County and State aforesaid, certify that **Richard Allbrook, Trustee**  
**of Rosemary Baptist Church of Roanoke Rapids, N. C.** Trustee  
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
 hand and official stamp or seal, this 26<sup>th</sup> day of April, 1889.  
 My commission expires: March 1, 1891 **W. L. Adams (W. L. Adams)** Notary Public



NORTH CAROLINA, ~~Halifax~~ <sup>W. L. Adams</sup> County.  
 I, a Notary Public of the County and State aforesaid, certify that **Hugh Bazemore and**  
**Byron Gurley, Trustees of Rosemary Baptist Church of** ~~Roanoke Rapids, N. C.~~  
**Roanoke Rapids, N. C.** and acknowledged the execution of the foregoing instrument. Witness my  
 hand and official stamp or seal, this 15<sup>th</sup> day of July, 1889.  
 My commission expires: March 1, 1891 **W. L. Adams (W. L. Adams)** Notary Public



NORTH CAROLINA, ~~Halifax~~ <sup>W. L. Adams</sup> County.  
 I, a Notary Public of the County and State aforesaid, certify that **Charles Ogletree,**  
**Trustee of Rosemary Baptist Church of Roanoke Rapids, N. C.** Trustee  
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
 hand and official stamp or seal, this 28<sup>th</sup> day of November, 1889.  
 My commission expires: November 17, 1894 **W. L. Adams (W. L. Adams)** Notary Public



NORTH CAROLINA, ~~Halifax~~ <sup>W. L. Adams</sup> County.  
 I, a Notary Public of the County and State aforesaid, certify that **J. F. Watson, Trustee of**  
**Rosemary Baptist Church of Roanoke Rapids, N. C.** Trustee  
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
 hand and official stamp or seal, this 15<sup>th</sup> day of November, 1889.  
 My commission expires: March 1, 1891 **W. L. Adams (W. L. Adams)** Notary Public

SEAL - STAMP

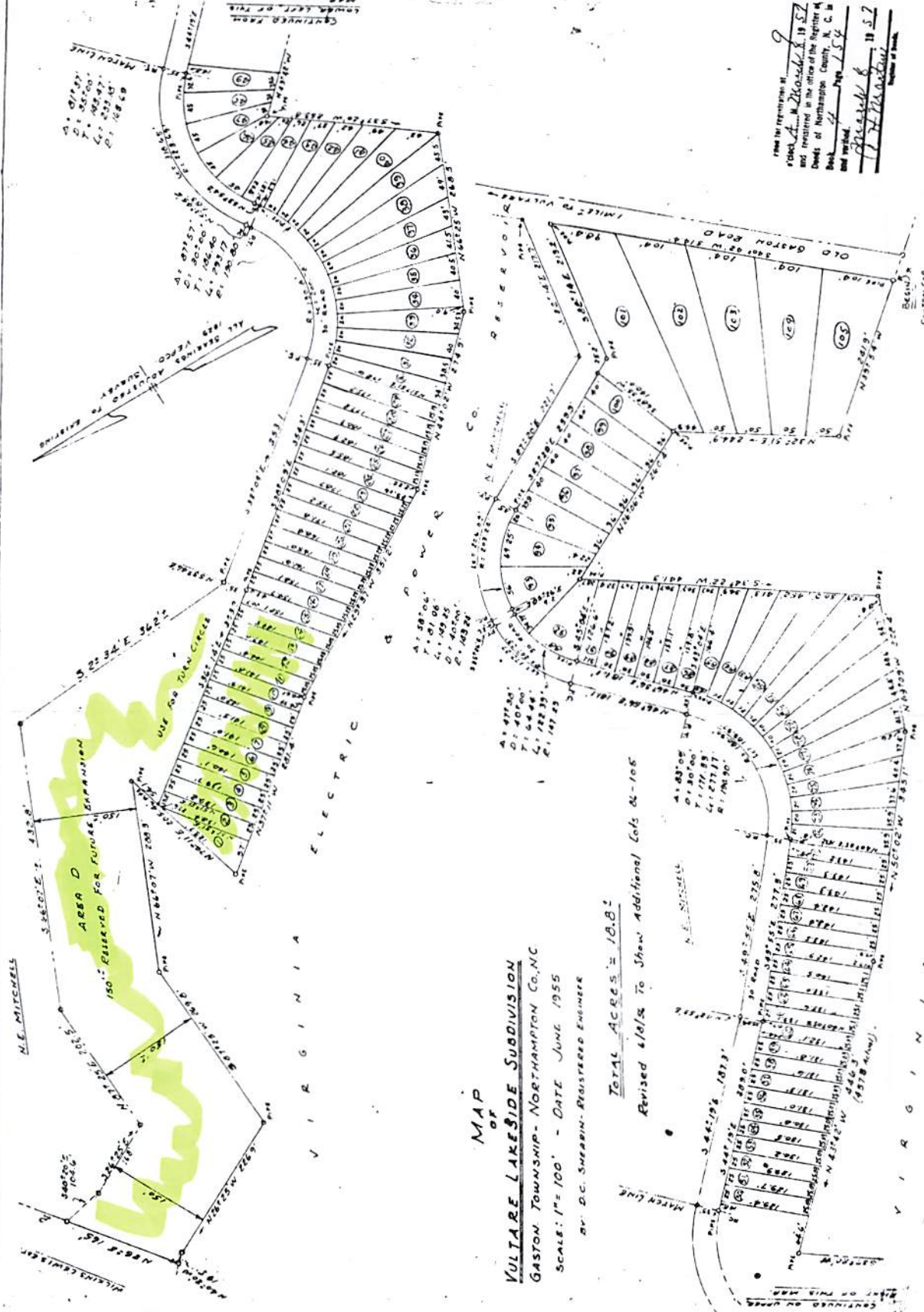
NORTH CAROLINA, ..... County.  
 I, a Notary Public of the County and State aforesaid, certify that .....  
 personally came before me this day and acknowledged that ..... he is ..... Secretary of  
 ..... a North Carolina corporation, and that by authority duly  
 given and as the act of the corporation, the foregoing instrument was signed in his name by his  
 President, sealed with its corporate seal and attested by ..... as its Secretary.  
 Witness my hand and official stamp or seal, this ..... day of ..... 18.....  
 My commission expires: ..... 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 his name by his  
 President, sealed with its corporate seal and attested by ..... as its Secretary.  
 Witness my hand and official stamp or seal, this ..... day of ..... 18.....  
 My commission expires: ..... Notary Public

The foregoing Certificate(s) of W. L. Adams, Notary Public, Halifax County, N.C.  
and W. L. Adams, Notary Public, Halifax County, N.C.

These certificates 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  
W. L. Adams REGISTER OF DEEDS FOR Halifax COUNTY  
 My W. L. Adams Deputy/Assistant-Register of Deeds.



From the registration of  
 Book A. 26 Page 157  
 and recorded in the office of the Register of  
 Deeds of Northampton County, N. C. in  
 Book 27 Page 157  
 and registered 1955  
1955  
 Register of Deeds

**MAP  
 OF  
 VULTURE LAKESIDE SUBDIVISION**

GASTON TOWNSHIP - NORTHAMPTON CO., N.C.  
 SCALE: 1" = 100' - DATE JUNE 1955  
 BY: D.C. SHEARIN - REGISTERED ENGINEER

TOTAL ACRES = 108.1  
 Revised 4/10/56 To Show Additional Lots 62-106

VIRGINIA ELECTRIC & POWER CO. RESERVOIR  
 CENTERLINE

M.E. MITCHELL

AREA D  
 RESERVED FOR FUTURE EXPANSION

VIRGINIA ELECTRIC

POWER CO.

MATCH LINE

CONTINUED ON REVERSE

JAMES I. BEASLEY, S  
 3389 LAKE GASTON DRIVE  
 CASBURN, VA 22027  
 434-577-9650



- NOTES
- 1) This plat is subject to all easements, agreements and right-of-ways of record prior to the date of this plat.
  - 2) All distances shown on this plat are horizontal; ground distances, unless otherwise designated.
  - 3) The coordinate method was used to compute the areas shown on this plat.
  - 4) To the best of my knowledge there is not a state grant station within 2000 feet of subject property.
  - 5) That the survey is of another category, such as the reconnoiter of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Exemption Certificate  
 I hereby certify that this plat is exempt from the Subdivision Ordinance of the Northampton County and may be recorded with the Northampton Co Register of Deeds, providing all other conditions for review and recording are met.  
 Land Use Administrator  
 Date 7-29-11

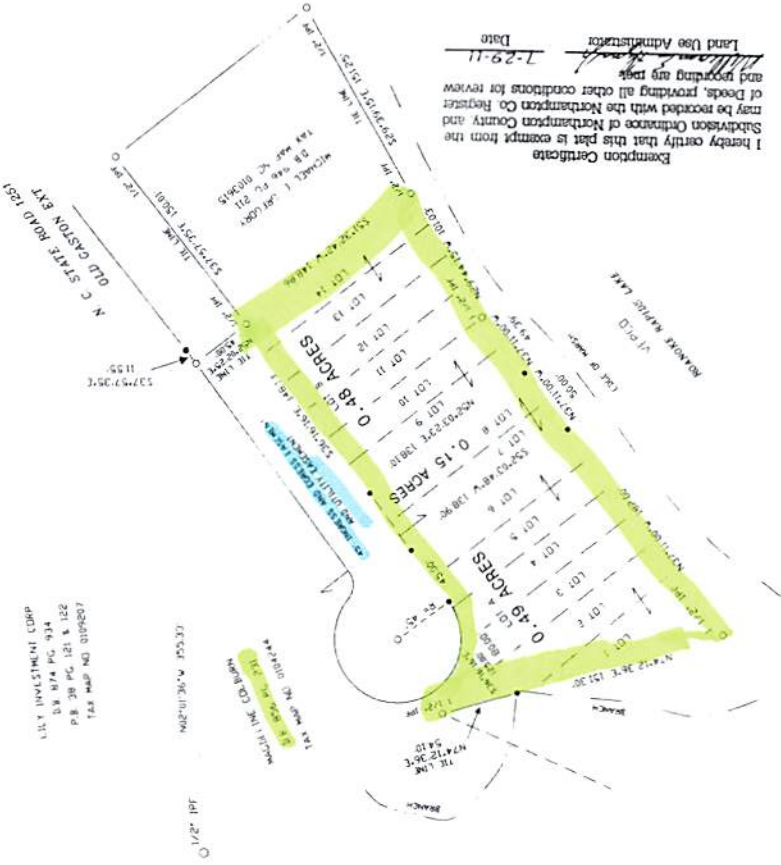
J. James I. Beasley, certify that this plat was drawn under my supervision from an actual survey made under my supervision (said description recorded in Book 856, Page 231, etc. (X) (enter) that the boundaries not surveyed are clearly indicated as drawn from an earlier record in Book \_\_\_\_\_ page \_\_\_\_\_ the ratio of precision as indicated is 1:10,000. That this plat was prepared in accordance with G.S. § 7-30 as amended with the approval of the State Surveyor, Registration Number and seal this day of \_\_\_\_\_ A.D. 2011.

SUBJECT TO  
 JAMES I. BEASLEY  
 REGISTRATION NUMBER 1-2394

FILED NOTE NON-PREVIEWED PANEL  
 ITEM ID: 2720492800J  
 COMMUNITY ID: 37131C

FILED  
 Jul 06 2012  
 AT  
 04:15:01 PM  
 BOOK  
 00042  
 START PAGE  
 0187  
 END PAGE  
 0187  
 INSTRUMENT #  
 01376

FILED  
 NORTHAMPTON COUNTY, NC  
 PAULINE E. DELATCH  
 REGISTER OF DEEDS



By William Long, Deputy  
 Pauline E. Delatch  
 July 6 2012  
 434-577-9650  
 Register of Deeds  
 Northampton County  
 July 11 2012

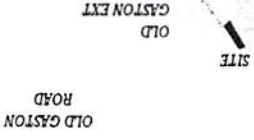
NOTES  
 1) LOTS 1 - 5 TO BE COMBINED AS ONE LOT AND HEREBY DESIGNATED AS LOT A  
 AND BEING ONE ACRES, 21.99 SQ FT.  
 2) LOTS 6 - 14 TO BE COMBINED AS ONE LOT AND HEREBY DESIGNATED AS LOT B AND BEING ONE ACRES, 47,099 SQ FT.  
 3) LOTS 7 - 8 TO BE COMBINED AS ONE LOT AND BEING ONE ACRES, 10,624 SQ FT.  
 4) LOTS 9 - 14 TO BE COMBINED AS ONE LOT AND BEING ONE ACRES, 47,099 SQ FT.

PLAT OF SURVEY FOR  
 MAGDELINE COLBURN  
 BEING LOTS 1 - 14 AREA D IN  
 VULSTAR LAKESIDE SUBDIVISION  
 GASTON TOWNSHIP  
 NORTHAMPTON COUNTY, NC  
 SCALE 1" = 60'  
 JULY 19, 2011  
 LEGAL REF. PB 4 PG 184  
 PLAT REF. PB 4 PG 184  
 TAX MAP NO. 010186B



THE COLBURN-1

VICINITY MAP NO SCALE



JAMES I. BEASLEY

STAMP