

This instrument prepared by Matthew S. Cheney, 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 proceeds, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identification No. 0109-002 Verified by _____ County on the _____ day of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: p/o Tract #2, Plat of Survey for Monroe Myers, PB 11, PG 157

PROPERTY ADDRESS: Off Bill Compton Road, Blanch, North Carolina 27212

THIS DEED made this 20th day of January, 2025, by and between

GRANTOR	GRANTEE
<p>DAWN HURDLE COMPTON (unmarried); JONATHAN LAWRENCE COMPTON and wife, AMANDA COMPTON; WILLIAM RONALD COMPTON and wife, JULIA NIKULINA COMPTON; and, THOMAS RANDOLPH COMPTON (unmarried)</p> <p>Mailing Address: 228 Sunset Street, Stem, NC 27581</p>	<p>DIGITAL BUSINESS CORP., a California corporation</p> <p>Mailing address: 440 N. Barranca Avenue, \$3650, Covina, CA 91723</p>

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 **CASWELL** County, North Carolina and more particularly described as follows:

BEING all of Tract #2 containing 80.00 acres (+/-), adjoining N.C.S.R. 1565, lying to the North thereof and also adjoining N.C.S.R. 1565, lying to the South thereof, as depicted and more particularly described on that plat entitled "PLAT OF SURVEY FOR MONROE MYERS," dated April 16, 1989 as compiled from an actual survey by William Conway Moorefield, R.L.S. L-1215; the aforesaid plat being of record in the Caswell County Registry in Plat Book 11, Page 157 is hereby incorporated herein and made an integral part of this description by express reference thereto.

LESS & EXCEPT:

All that certain tract or parcel of land lying and being in Milton Township, Caswell County, North Carolina; situated to the East of and adjoining N.C.S.R. 1566 a/k/a Bill Compton Road, containing 14.00 acres (+/-) and being Tract A as shown on a plat of survey entitled "Recombination Plat for Garder W. Reynolds & Elizabeth Reynolds" made by Stephen M. Puckett, P.L.S. dated May 17, 2022. Said plat is duly recorded in Plat Book 17, Page 830 and is by express reference incorporated herein as an integral part of this description thereto.

The property being conveyed herein being a portion of that property conveyed to William L. Compton and wife, Margo W. Compton by Deed from Monroe G. Myers and wife, Evon O. Myers dated 19 May 1989 and filed 19 May 1989 in Book 254, Page 501, Caswell County Registry. Margo Compton is deceased. See Estate file 10E98, the Office of the Clerk of Superior Court, Caswell County. William Compton is deceased. See Estate file 22E191, the Office of the Clerk of Superior Court, Caswell County.

Property Address: Off Bill Compton Road, Blanch, North Carolina 27212

Parcel Number: 0109-002

The property conveyed herein does not include the primary residence of Grantor.

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:

2025 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW

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

Dawn Hurdle Compton (SEAL)
DAWN HURDLE COMPTON

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **DAWN HURDLE COMPTON** 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 20 day of January, 2025.

(Official Notary Stamp/Seal)

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025

Matthew S. Cheney
Notary Public Matthew S. Cheney
My Commission Expires: 7/29/2025

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

Jonathan Lawrence Compton (SEAL)
JONATHAN LAWRENCE COMPTON

Amanda Compton (SEAL)
AMANDA COMPTON

State of Virginia, County of Chesterfield

I, Dolores Mae DeChabel, the undersigned Notary Public of Chesterfield County and State aforesaid, certify that **JONATHAN LAWRENCE COMPTON** and **AMANDA COMPTON** 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 18th day of January, 2025.

(Official Notary Stamp/Seal)



Dolores Mae DeChabel
Notary Public Commission: 7330675
My Commission Expires: 03/31/2026

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

William Ronald Compton (SEAL)
WILLIAM RONALD COMPTON

Julia N. Compton (SEAL)
JULIA NIKULINA COMPTON

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **WILLIAM RONALD COMPTON** and **JULIA NIKULINA COMPTON** 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 20 day of January, 2025.

(Official Notary Stamp/Seal)

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025

Matthew S. Cheney
Notary Public Matthew S. Cheney
My Commission Expires: 7/29/2025

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


_____(SEAL)
THOMAS RANDOLPH COMPTON

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **THOMAS RANDOLPH COMPTON** 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 20 day of January, 2025.

(Official Notary Stamp/Seal)

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025



Notary Public Matthew S. Cheney
My Commission Expires: 7/29/2025