


Unofficial Document⁵⁵²¹⁹⁵

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Filed

Rockingham County, NC

Amy Lee Simpson, Register of Deeds

06/28/2016 11:42:22 AM

Fee Amt: \$26.00 NC Excise Tax: \$7.00

AMY L. SIMPSON

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. _____ Verified By _____ County on the _____ day of _____, _____ by _____

Mail after recording to ☒ **John W. Nooe** Excise Tax: \$ **7.00** ☒

This instrument was prepared by ☒ **John W. Nooe** Rec. Fee: \$ 26.00

Brief description for the Index _____

THIS DEED made this 24th day of JUNE, 2016, by and between

GRANTOR	GRANTEE
DONALD JOHNSTON WRIGHT, Divorced	CANDELARIA HERNANDEZ MARTINEZ And Wife, PORFIRIO MARTINEZ
Address: 320 Wrights Trail Eden, NC 27288	Address: 340 Raven Road <input checked="" type="checkbox"/> Reidsville, NC 27320

Enter in appropriate block for each party: name, address, and if appropriate, character of entity, e.q. 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 Wentworth Township, Rockingham County, North Carolina and more particularly described as follows:

BEGINNING at a PK Nail, Control Corner, located within the right of way of SR 2112 (Raven Road), and being the northernmost corner of Candelaria Hernandez Martinez and Porfirio Martinez (Deed Book 1457, Page 2373; Map Book 33, Page 49); thence with the boundary line between Martinez (Deed Book 1457, Page 2373; Map Book 33, Page 49) and Donald Johnston Wright (Deed Book 1451, Page 756) South 44° 43' 00" West 501.06 feet to an iron marking the southwest corner of Martinez (1457, Page 2373; Map Book 33, Page 49); thence with a new line through Wright South 77° 17' 45" West 76.29 feet to an iron pipe set; thence with another new line through Wright North 44° 43' 00" East, passing over an iron set in the line at 406.84 feet, a total distance of 531.06 feet to an iron pipe set; thence with another new line through Wright South 85° 08' 00" East 53.51 feet to the Point of Beginning and containing 0.50 acres, more or less, as shown on that Plat of Survey for Martinez Candelaria Hernandez and Martinez Porfirio, dated June 20, 2016, by Samuel J. Coleman, Jr. P.L.S., which said plat is hereby incorporated by reference thereto.

For Reference See Deed Book 1451, Page 756.
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The aforesaid 0.50 acres, more or less, described herein above is conveyed herein as an ADD ON to that property conveyed to the Grantees, Candelaria Hernandez Martinez and Porfirio Martinez, by Deed recorded in Deed Book 1457, Page 2373 and identified by the Rockingham County Tax Department as Parcel Number: 135690

TITLE NOT EXAMINED

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

All or a portion of the property herein above described was acquired by Grantor by instrument recorded in Book ____, Page ____, Rockingham County Registry.

A map showing the above described property is recorded in Plat Book ____, page ____, and referenced within this instrument.

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:

- A. 2016 Rockingham County Ad Valorem Taxes.
- B. Any easements or right-of-ways heretofore granted for alleys, roads and public utilities as may affect the subject premises.
- C. Zoning and subdivision ordinances, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Donald Johnston Wright (SEAL)
 Donald Johnston Wright

State of North Carolina

County of Rockingham

I, Karen C. Amos, a Notary Public for Rockingham County, North Carolina, certify that Donald Johnston Wright, Grantor, 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 24 day of June, 2016.

My commission expires: 07-21-2017

Karen C. Amos
 Notary Public

