

NORTH CAROLINA
JOHNSTON COUNTY

BOOK 952 PAGE 687

Prepared by David A. Leech

THIS DEED, made and entered into this the 6th day of March, 1984, by and between JENNIFER LUCILLE STANCIL WILLIAMS and husband, STEVEN CLARK WILLIAMS, parties of the first part to STEVEN CLARK WILLIAMS and wife, JENNIFER LUCILLE STANCIL WILLIAMS, parties of the second part, all of Pitt County, North Carolina;

W I T N E S S E T H;

THAT, WHEREAS, the said Jennifer Lucille Stancil Williams is the owner in fee simple of the tracts or parcels of land described hereinafter and desires that title to said real property be held by herself and her husband as tenants by the entirety;

NOW, THEREFORE, the said parties of the first part, for and in consideration of the premises, and of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations to them in hand paid by the parties of the second part, receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, grant, and convey unto the parties of the second part, as tenants by the entirety, and their heirs, and assigns in fee simple, all of the following tracts or parcels of land located in Johnston County, North Carolina, and more particularly described as follows:

Being the Mildred Boyette Brown farm and containing approximately 55 acres, and the homeplace farm of Lucille J. Stancil, late of Johnston County, containing 37.83 acres, making a total of 92.83 acres, and being all of the lands together with all tobacco and other crop allotments associated with said lands devised to Jennifer Lucille Stancil under the Will of Lucille J. Stancil, late of Johnston County, which Will has been duly admitted to probate and is now on file in the office of the Clerk of Superior Court of Johnston County in Estate File 84-E-57.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land together with all rights, privileges, and appurtenances thereunto

NO TAXABLE
CONSIDERATION

CONVEYANCE OF THIS PROPERTY
HAS BEEN DULY NOTED ON THE
TAX RECORDS.
TAX SUPERVISOR

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 12/08/2015 02:43:04 PM
DEED BOOK: 4692 PAGE: 454-457 INSTRUMENT # 2015473743
Real Estate Excise Tax: \$117.00 Deputy/Assistant Register of Deeds: Pauline Sanders

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$117.00

Recording Time, Book and Page
Parcel # 03P03032H

Mail after recording to: Grantee

This instrument was prepared by: Leon A. Lucas, Attorney

(NO TITLE CERTIFICATION, NO TAX ADVICE OR NO TITLE EXAMINATION)

Brief Description for the index: 21.897 acres, Beulah Township, Johnston County

THIS DEED made this 8th day of December, 2015 by and between

GRANTOR

Jennifer Lucille Williams and
Husband, Steven Clark Williams
2010 Pinecrest Ave
Greenville, NC 27858

GRANTEE

Rickie C. Price and wife, Brenda Sue Price,
a ½ undivided interest and
Brandon Colt Price, a ½ undivided interest,
as joint tenants with right of survivorship
7868 Old Beulah Road
Kenly, North Carolina 27542

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 Beulah Township, Johnston County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

It is the intent and purpose of this instrument to create a Joint Tenancy with Right of Survivorship as defined in N.C.G.S §41-2.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 952, Page 687, Johnston County Registry.

A map showing the above described property is recorded in Plat Book 82 Page 106.

The above described property DOES NOT include the primary residence of the Grantor.

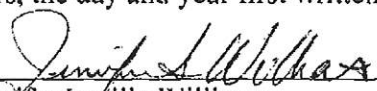
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

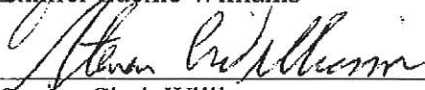
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

2015 and subsequent years ad valorem taxes
Easements and restrictions of record

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, 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 written above.

 (SEAL)
Jennifer Lucille Williams

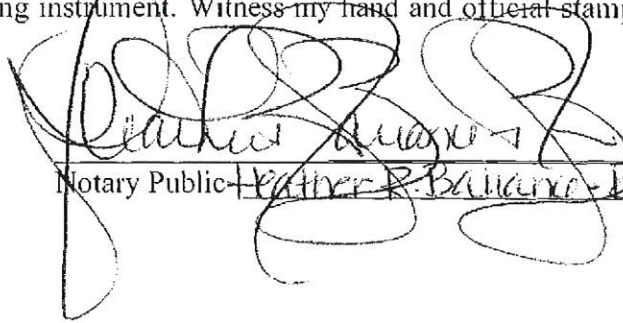
 (SEAL)
Steven Clark Williams

NORTH CAROLINA

Johnston COUNTY

I, the undersigned Notary Public of the County of Johnston and State aforesaid, do hereby certify that Jennifer Lucille Williams and Steven Clark Williams, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 8th day of December, 2015.

My Commission Expires: 6/3/2016


Notary Public Heather R. Ballance-Brown

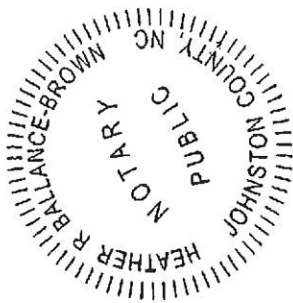


EXHIBIT A:

All that tract of land lying and being located in Beulah Township, Johnston County, State of North Carolina, and being more particularly described as follows:

Being all that 21.897 acre tract of land as more particularly described on Plat Book 82 Page 106, to which reference is made for a more complete description.

The land which is the subject of this conveyance shall be subject to the following restrictive covenants which shall run with the land:

1. Any home built or placed upon the subject property must contain at least 1400 sq. ft, excluding garages/carports; the home must be built on at least one acre of land;
2. No mobile homes of any kind, sort, or description shall be placed upon the subject property, either on a temporary or permanent basis, including but not limited to single wide and double wide mobile homes.
3. The property which is the subject of this conveyance is sold "as is".
4. The farmer currently leasing the land must be given time by the Grantees herein to harvest any and all crops planted as of the date of this conveyance, and given time to remove all of his equipment from the subject property, through and including December 15, 2015. In the event the farmer requires additional time to complete these actions, he shall negotiate additional time with the Grantees, all of whom shall negotiate same in good faith.