

Doc ID: 006324010002 Type: CRP
 Recorded: 05/23/2012 at 10:08:21 AM
 Fee Amt: \$26.00 Page 1 of 2
 Revenue Tax: \$0.00
 Nash County North Carolina
 Anne J. Melvin Register of Deeds
 BK **2615** PG **242-243**

This certifies that there are no delinquent ad valorem real estate taxes, which the Nash County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 04 0016 / 275 300 375 724

This is not a certification that this Nash County Tax Department Pin Number matches this Deed description.

Tax Collector, Deputy Tax Collector, Tax Clerk

Date: 5-23-2012

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Lewis W. Lamar, Jr., a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceeds. Return to The Valentine Law Firm, P.O. Box 847, Nashville, NC 27856.

THIS GENERAL WARRANTY DEED made MAY 19, 2012, by and between:

GRANTOR

AUTHOR JONES and wife,
 BETTY JONES
 9939 Franklin Street
 Lanham, MD 20706

GRANTEE

TONY JONES
 519 Garrett A. Morgan Blvd.
 Landover, MD 20785

And GERALD JONES

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:

AUTHOR JONES and wife, BETTY JONES, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto TONY JONES and GERALD JONES, as tenants in common of a remainder interest in the real property described as follows:

BEING ALL OF Tract 10 of the Planters of Wendell, Inc. subdivision, as depicted in Plat Book 17, Page 1, Nash County Registry, and being the same property acquired by Grantor by deed recorded in Book 1497, Page 336.

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, SUBJECT TO A LIFE ESTATE as follows: the Grantors retain unto themselves a life estate in the subject real property. No interest shall pass to the Grantee until the death of the last surviving of the Grantors.

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.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set her 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.

By: Author L. Jones (SEAL)
Author Jones

By: Betty Jones (SEAL)
Betty Jones

STATE OF MARYLAND

COUNTY OF Prince George's

I, David P. Harding, Notary Public for the State of Maryland, County of

Prince George's, hereby certify that AUTHOR JONES and BETTY JONES, personally appeared before me this day, and being by me duly sworn, acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 19 day of May, 2012.

David P. Harding
Notary Public

Print Name:

David P. Harding

My Commission Expires:

July 21, 2014

DAVID P. HARDING
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES JULY 21, 2014

