

Handwritten initials

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Filed
Rockingham County, NC
Benjamin J. Curtis, Register of Deeds
05/12/2021 12:12:35 PM
Fee Amt: \$26.00 NC Excise Tax: \$130.00
LAUREN B. GAMMON

Drawn (w/o title search) by: Thomas E. Medlin, Jr., Attorney
Return to: Grantee
\$130.00

Revenue Stamps:

Parcel No.: 167882

NORTH CAROLINA

DEED FROM EXECUTOR AND HEIRS

ROCKINGHAM COUNTY

THIS DEED, made and entered into this the 12th day of May, 2021, by and between MARCUS BRYAN WILSON, acting as Executor of the Estate of Mitchell B. Wilson, deceased, and MARCUS BRYAN WILSON and spouse, STEPHANIE B. WILSON, hereinafter Grantor, to MARCHALL RONNIE HAWKINS and spouse, DIONE T. HAWKINS, hereinafter Grantee, of Rockingham County, North Carolina, whose address is 160 Ellington Road, Reidsville, NC 27320.

WITNESSETH:

THAT WHEREAS, Mitchell B. Wilson and spouse, Dorothy S. Wilson acquired the real property described hereinafter in Deed Book 1171, Page 695, and Deed Book 832, page 646, Rockingham County Registry, and Dorothy S. Wilson predeceased Mitchell B. Wilson; and

WHEREAS, Mitchell B. Wilson, late of Rockingham County, North Carolina, died testate on July 30, 2020, leaving a Will and Codicil which have been probated in the office of the Clerk of Superior Court of Rockingham County, Estate No. 20-E-622; and

WHEREAS, the Will of Mitchell B. Wilson devised the real property hereinafter described to his son, John Marcus Wilson, and grandson, Marcus Bryan Wilson; and

WHEREAS, John Marcus Wilson has executed and filed with the Clerk of Superior Court of Rockingham County, North Carolina, a Renunciation and Qualified Disclaimer of Residuary Estate, disclaiming and renouncing his interest in all real and personal property bequeathed to him under the Will of Mitchell B. Wilson; and

WHEREAS, Marcus Bryan Wilson qualified as Executor of the Estate of Mitchell B. Wilson on August 31, 2020 before the Clerk of Superior Court of Rockingham County, Estate No. 20-E-622; and

WHEREAS, the Notice to Creditors of the Estate of Mitchell B. Wilson was first published on September 3, 2020; and

WHEREAS, the said Marcus Bryan Wilson, acting as Executor of the Estate of Mitchell B. Wilson has made provision for payment of the debts of the decedent and will make provision for the payment of all administration expenses; and

WHEREAS, less than two (2) years have passed since the death of the said Mitchell B. Wilson.

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NOW, THEREFORE, 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, the following described property, located in Leaksville Township, Rockingham County, North Carolina:

See Exhibit A attached hereto and incorporated herein by reference

The property herein above described was acquired by Grantor by instrument recorded in Deed Book 1171, Page 695, and Deed Book 832, page 646, Rockingham County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above-described premises, with all appurtenances thereunto belonging unto Grantee, their heirs and/or successors and assigns in fee simple.

And Marcus Bryan Wilson, individually, covenants with the Grantee, that he 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 he will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:


Current year ad valorem taxes; and restrictions, rights of way, and easements of record.


And Marcus Bryan Wilson, acting as Executor of the Estate of Mitchell B. Wilson, deceased, joins in this conveyance of the above-described lands to the Grantee pursuant to and under the provisions of North Carolina General Statutes 28A-17-12(a)(2).

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seals the day and year first above written.

GRANTORS:

 (SEAL)
MARCUS BRYAN WILSON

 (SEAL) / POA
STEPHANIE B. WILSON

 (SEAL)
MARCUS BRYAN WILSON, as Executor
of the Estate of Mitchell B. Wilson, deceased

NORTH CAROLINA

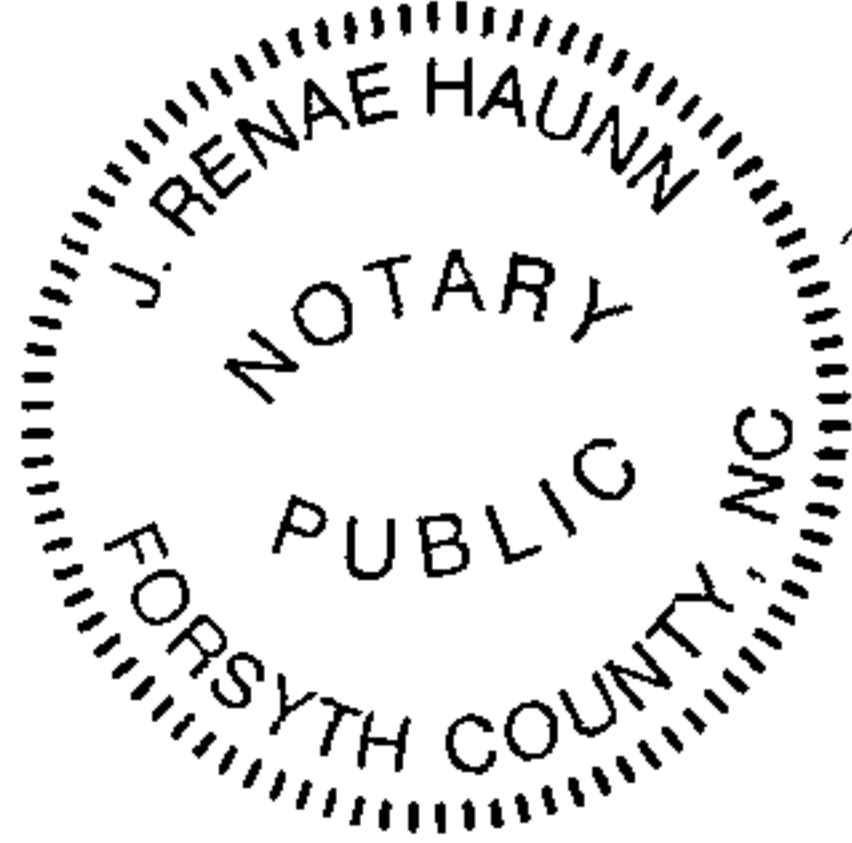
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ROCKINGHAM COUNTY

I, J. Renae Haunn, a Notary Public of Forsyth County, North Carolina, do hereby certify that Marcus Bryan Wilson, Executor of the Estate of Mitchell B. Wilson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 12th day of May, 2021.

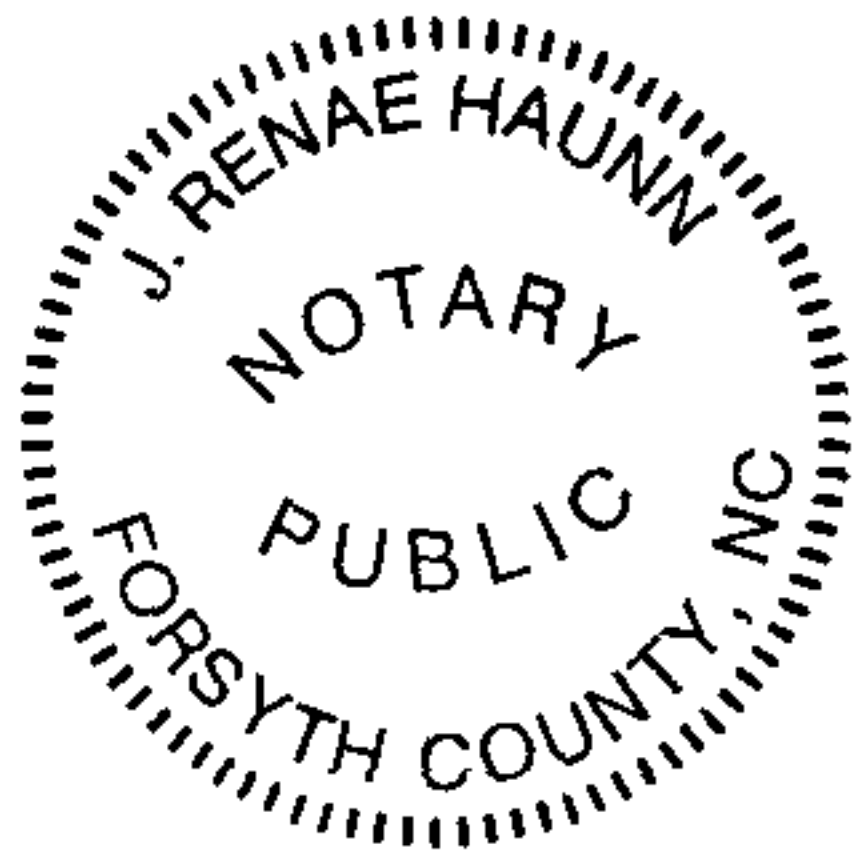


J. Renae Haunn (SEAL)
Notary Public
My Commission Expires: 8/25/2024

NORTH CAROLINA
ROCKINGHAM COUNTY

I, J. Renae Haunn, a Notary Public of Forsyth County, North Carolina, do hereby certify that Marcus Bryan Wilson and spouse, Stephanie B. Wilson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 12th day of May, 2021.



J. Renae Haunn (SEAL)
Notary Public
My Commission Expires: 8/25/2024

EXHIBIT A
(Rockingham County Parcel No.: 167882)

TRACT 1:

State of North Carolina, County of Rockingham
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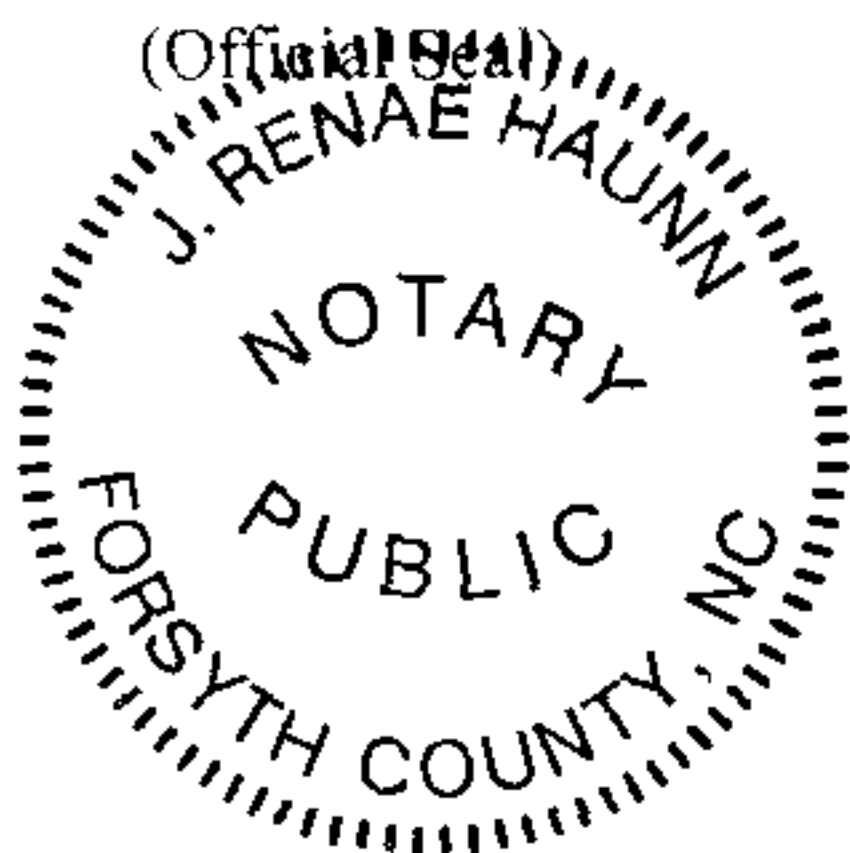
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: **Stephanie B. Wilson by Marcus Bryan Wilson, POA**

Date: 5/12/2021

J. Renae Haunn
Signature of Notary Public

J. Renae Haunn, Notary Public
Printed or typed name

My Commission Expires: 8/25/2024



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Being Lot No. 8 of the Dunn Estate as recorded in Deed Book 381, page 52, in the Office of the Register of Deeds of Rockingham County, NC, and formerly containing 30.58 acres, more or less, and now with save and except tracts being sold therefrom containing approximately 26.28 acres: BEGINNING at an iron in the centerline of Wilson Street and being the Northwest corner of Lot No. 7 of the Dunn Estate as shown on Plats of Survey hereinafter referred to; from the POINT OF BEGINNING, North 5° 12' East 1,116.45 feet to an iron in the Southern line of T.J. Meeks; thence with the Southern line of T.J. Meeks, and a portion of the line of Mary E. Booth, South 76° 55' East 1299.63 feet to an iron in the centerline of Tacketts Branch; thence South 7° 3' 50" West 133.32 feet to an iron, the Southwest corner of the .89 acre sold to Walter and Nina Hylton as described in Deed Book 774, at page 823; thence South 85° 59' East 376.37 feet to an iron, the Southeast corner of said .89 acre tract; thence South 4° 01' 30" West 50 feet to an iron, the Northeast corner of that 0.83 acre tract also conveyed to Walter and Nina Hylton as described in Deed Book 774, at page 823; thence with the North line of said .83 acre tract, North 85° 59' West a total distance of 365.40 feet to an iron in the centerline of the Tacketts Branch; thence with the centerline of Tacketts Branch as it meanders, South 12° 00' 20" East 107.76 feet to an iron; South 15° 47' 10" East 196.63 feet to an iron; South 20° 4' 10" East 154.03 feet to an iron; and South 1° 15' 10" West 77.34 feet to an iron, the Northeast corner of Lot No. 7 of the Dunn Estate, and also marking the Southwest corner of that 0.45 acre heretofore conveyed to Margaret Edwards, as recorded in Deed Book 774, at page 906, Office of the Register of Deeds of Rockingham County; thence with a portion of the Northern line of Lot No. 7 of the Dunn Estate, North 76° 13' West 507.75 feet to an iron; thence South 74° 5' West 632 feet to an iron; thence South 80° 5' West 390 feet to the point of beginning, and being the remaining portion of Lot No. 8 of the Dunn Estate now containing 26.28 acres more or less, as per Plats of Survey for Elaine J. Goldston, Leaksville Township, Rockingham County, NC, on March 31, 1979, and July 18, 1985, by William S. May, Jr., R.L.S., Eden, NC.

TRACT 2:

BEGINNING at an iron stake in the west margin of Union Street, said iron being located North 03° 10' 47" West 43.45 feet from an existing iron stake marking the southeast corner for Walter R. Hylton (Tract 1 in Deed Book 599, page 649), said iron also marking the northeast corner Mark L. Lathrop (Deed Book 1024, page 157); thence running from said point of beginning a new line through the property of Walter R. Hylton and Nina P. Hylton, North 86° 11' 39" West 520.99 feet to a point in the centerline of Tacketts Branch; thence with the centerline of Tacketts Branch, North 11° 55' 47" West 51.95 feet to a point; thence with a new line through Walter R. Hylton and Nina P. Hylton, South 86° 11' 39" East 534.54 feet to an iron stake in the west margin of Union Street; thence with the west margin of Union Street, South 03° 10' 47" West 50.01 feet to an iron stake, the POINT OF BEGINNING, and containing 0.606 acre as shown on a survey entitled "Plat of Survey for Mitchell B. Wilson, Leaksville Township, Rockingham County, North Carolina," by C. E. Robertson & Associates, P.L.S. dated April 7, 2003, to which map reference is hereby made for more particularity in description.