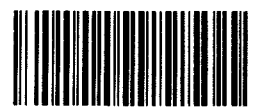


554372



Filed  
Rockingham County, NC  
Amy Lee Simpson, Register of Deeds  
09/01/2016 12:35:22 PM  
Fee Amt: \$26.00 NC Excise Tax: \$0.00  
CATINIA E. WINCHESTER

NORTH CAROLINA NON-WARRANTY DEED

- ✓ Excise Tax: NTC
- Parcel Identifier No. 115341 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_
- ✓ Mail after recording to: GRANTEE: \_\_\_\_\_
- ✓ This instrument was prepared by: RICHARD T. DAIL (WITHOUT TITLE EXAM)

THIS DEED made this 31 day of AUGUST, 2016, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| JAMES EVERETT. CLARK &<br>MARION REGINA CLARK (DIVORCED) | <div>✓</div> MARION REGINA CLARK (DIVORCED)<br><del>1203 ELLETT AVE</del> 2430 Ayersville Road<br><del>EDEN, NC 27288</del> Mayodan, NC 27027 |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 the City of MADISON Township, ROCKINGHAM County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

No part of the above-described property shall be used as a cemetery. This restriction as to the use of the above-described property is hereby accepted by the Grantee and said restriction shall be binding on the Grantee, his heirs and assigns and said restriction shall be appurtenant to and shall run with the land above described.

THE PROPERTY HEREINABOVE CONVEYED IS \_\_\_\_/IS NOT \_\_\_\_ THE PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is made pursuant to the terms and conditions of a Consent Order for Equitable Distribution entered into by the Grantor and the Grantee herein and filed in a civil action styled Clark v. Clark, 14 CVD 2103, Rockingham County, North Carolina.

All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 863, page 1328, Rockingham County Registry.

A map showing the above described property is recorded in Plat Book 28, Page 404, and referenced within this instrument.

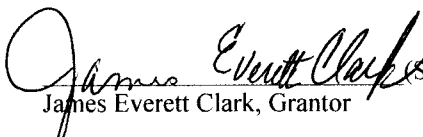
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE TO THE PROPERTY HEREINABOVE DESCRIBED.

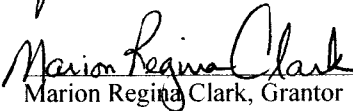
Title to the property hereinabove described is subject to the following exceptions:

- 1. All rights of way of public highways and roads and public utilities, easements and restriction of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.
- 2. The law firm of Morgan, Herring, Morgan, Green & Rosenblutt L.L.P. has not examined the title to the above described real property and therefore in no way guarantees that good and marketable title is being conveyed.
- 3. Grantor James Everett Clark has agreed to pay the property taxes for the current year.

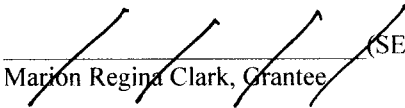
IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto set their hands and seals, or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

  
James Everett Clark, Grantor

(SEAL)

  
Marion Regina Clark, Grantor

(SEAL)

  
Marion Regina Clark, Grantee

(SEAL)


SEAL-STAMP

State of North Carolina – County of Rockingham

I, the undersigned Notary Public of the County and State aforesaid, certify that James Everett Clark, 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 31 day of August, 2016.

My Commission Expires:

3-17-17



Miriam M. Hood  
Miriam M. Hood Notary Public

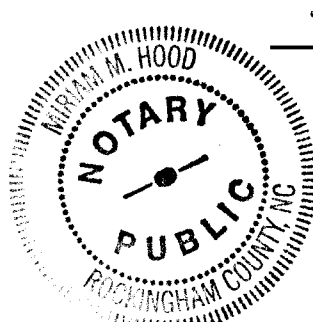
SEAL-STAMP

State of North Carolina – County of Rockingham

I, the undersigned Notary Public of the County and State aforesaid, certify that Marion Regina Clark, 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 31 day of August, 2016.

My Commission Expires:

3-17-17



Miriam M. Hood  
Miriam M. Hood Notary Public

SEAL-STAMP

State of North Carolina – County of Rockingham

I, the undersigned Notary Public of the County and State aforesaid, certify that Marion Regina Clark, Grantee, 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 \_\_\_\_\_ day of August, 2016.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**EXHIBIT A****TRACT 1**

BEING all of Tract 4 containing 0.687 acres as shown on Plat of Survey for Lena R. Bullins Estate, by C.E. Robertson & Associates, P.C., dated March 31, 2011, revised 5/5/11, 7/25/11, 9/14/11, 10/21/11, as recorded in Map Book 69 Page 89, Rockingham County Registry. Same being a portion of the property conveyed to Oscar W. Bullins and wife, Lena R. Bullins in Book 709, Page 752, Rockingham County Registry. See also Estate of Lena R. Bullins, File No. 11 E 85, Rockingham County Registry.


**TRACT 2**

BEING the 0.758 acres "add-on to Lot 4" as shown on Plat of Survey for Lena R. Bullins Estate, by E.E. Robertson & Associates, P.C., dated March 31, 2011, revised 5/5/11, 7/25/11, 9/14/11, 10/21/11, as recorded in Map Book 69, Page 89, Rockingham County Registry. Same being a portion of the property conveyed to Oscar W. Bullins and wife, Lena R. Bullins in Book 70, Page 752, Rockingham County Registry. See also Estate of Lena R. Bullins, File No. 11 E 85, Rockingham County Registry.

TOGETHER WITH a perpetual right of access the 50' Private Road (Memory Lane) as shown on said plate recorded in Map Book 69, Page 89, Rockingham County Registry.

SUBJECT To the Private Road Disclosure & Road Maintenance & Utility Declaration recorded in Book 1424, Page 126, Rockingham County Registry.

THE ABOVE IS AN ADD-ON TO THE PROPERTY CONVEYED TO JAMES E. CLARK AND WIFE GINA CLARK BY DEED RECORDED IN BOOK 1424, PAGE 930, ROCKINGHAM COUNTY REGISTRY.

Seller Initials: MRC 

Buyer Initials: MRC  
(Bullins Estate to Jim & Gina Clark – add-on)