

**2022001458**

ROBESON CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
02/14/2022 08:27:56 AM  
**VICKI L LOCKLEAR**  
REGISTER OF DEEDS  
BY: KYNIA JOHNSON  
DEPUTY

**BK: D 2331**  
**PG: 377 - 378**

This certifies that PIN: 25100102505  
is **free** of any delinquent ad valorem Tax liens  
charged to the Robeson County Tax Collector;  
but does not certify that the deed description  
matches this PIN. NCGS 161-31



Jackie Locklear 2/11/2022  
Delinquent Collector Signature Date  
**Jackie Locklear**

Revenue Stamps: \$

Parcel Reference No: 25100102505<sup>hms</sup>

The Property is not the Grantor's primary residence.

Mail after recording to: Hunt & Brooks  
P.O. Box 999, Pembroke, NC 28372

**PREPARATION OF THIS INSTRUMENT DOES NOT CERTIFY TITLE UNLESS  
ACCOMPANIED BY A CERTIFYING LETTER**

THIS INSTRUMENT WAS PREPARED BY ATTORNEY GRADY L. HUNT/dh

NORTH CAROLINA  
ROBESON COUNTY

**GENERAL WARRANTY DEED**

THIS DEED, made this the 14<sup>th</sup> day of February, 2022 by and between *Mary Curry*,  
whose address is *1916 Williamson Road, Fairmont, NC 28340*, hereinafter termed "Grantor"  
and *James L. Walters, Jr.*, whose address is *4512 Tobacco Road, Orrum, NC 28369*, hereinafter  
termed "Grantee."

**WITNESSETH:**

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.

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 *Sterlings Township,*  
*Robeson County, North Carolina*, and more particularly described as follows:

All of Tract No. 6, containing 24.0 acres, as more fully set forth and described on the map prepared by Johnny W. Nobles, Registered Surveyor, which said map is recorded in Robeson County Registry in Book of Maps No. 24 at Page 43, reference to same being hereby made for the purpose of incorporating the same herein by reference and for a more complete and particular description of said lands.

For history of title see Robeson County File # 78SP354 and File #03E847 in the Office of the Clerk of Superior Court, Estates and Special Proceedings Office, Robeson County, North Carolina and deed recorded in Book 2211, pages 128-130, Robeson county Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, his heirs, successors and assigns 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 except as hereinafter set forth and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

Title to the property hereinafter described is conveyed subject to the following exceptions: **ad valorem taxes for 2022 and subsequent years; all applicable zoning and land use ordinances, statutes and regulations; and the provisions of all restrictive covenants and all such utility easements and rights-of-way of record.**

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

Mary Curry (SEAL)  
MARY CURRY

NORTH CAROLINA  
ROBESON COUNTY

I, a Notary Public, do hereby certify between *Mary Curry* personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS my hand and seal this 14<sup>th</sup> day of February, 2022.

Dedra Hunt (SEAL)  
Notary Public

My Commission Expires: November 14, 2026

