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06/22/2021

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BY: KELLIE GILES

DEPUTY

2021030880

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$2.00

ELECTRONICALLY RECORDED

WE PREPARED THE DEED IN THIS TRANSACTION, BUT WE MADE NO EXAMINATION OF TITLE AND WE EXPRESS NO OPINION ON TITLE TO THE PROPERTY.

Prepared by: Susan K. Hill, Attorney
Kincaid & Associates, PLLC
5215 Junction Circle, Suite 100
Wilmington, NC 28412

Excise Tax: \$2.00

TAX PARCEL No: R02514-003-018-000

Brief description for the index:

PT WILLIAMS ADJ ROCK HILL

The property conveyed herein does not include the primary residence of Grantor.

SPECIAL WARRANTY DEED

This deed, made and entered into this 16 day of June, 2021, by and between **Marlon D. McGhee and Sharon Kay McGhee**, married, whose mailing address is 3805 Gildas Path, Pflugerville, Tx 78660, **Sherry S. Allen and James Edward Allen**, married, whose mailing address is 1305 King St., Wilmington, NC 28401, **Tanya B. Green**, unmarried, whose mailing address is 4255 Birchwood Dr., Apt. 102, Wilmington, NC 28405, and **Ronald E. McGhee and Stacy McGhee**, married, whose mailing address is 904 Adler Way, San Marcos, TX 78666 ("Grantors"), and **Bernard Williams**, whose mailing address is 2301 Rock Hill Road, Castle Hayne, NC 28429 ("Grantee").

Submitted electronically by Kincaid & Associates, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the New Hanover County Register of Deeds.

WITNESSETH:

WHEREAS, Johnny Lee McGhee, late of the County of New Hanover, died intestate on the 20th day of June, 2012, leaving surviving him as his heirs at law his four children, Marlon D. McGhee, Sherry L. Allen, Tanya B. Green and Ronald E. McGhee, all of whom are parties to this deed; and

WHEREAS, the said Johnny Lee McGhee, at the time of his death, was seized of the lands hereinafter described; and

WHEREAS, more than two years have passed since the death of the said Johnny Lee McGhee, and his said heirs at law are now the owners as tenants in common of said lands and have the legal right to make this conveyance.

NOW, THEREFORE, said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto the said Grantee, and his heirs and assigns, a certain tract or parcel of land lying and being in New Hanover County, North Carolina, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference. The spouses of said heirs of Johnny Lee McGhee join in this conveyance to extinguish any Marital Rights they may have in the herein described property.

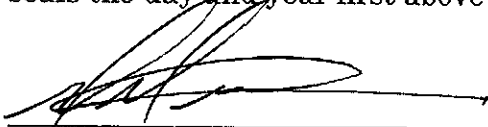
AND THE GRANTORS, for themselves, their heirs, executors and administrators, do covenant to and with the GRANTEE, his heirs, successors and assigns, that GRANTORS have done nothing to impair such title to the Property described herein as GRANTORS received, and GRANTORS will warrant and defend title to same against the lawful claims of all persons claiming by, under or through GRANTORS, their heirs, successors and administrators except for the exceptions hereinafter stated.

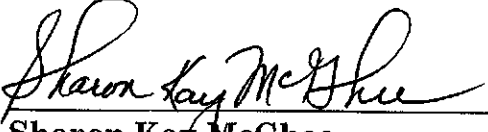
To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to him the said Grantee and his heirs and assigns in fee simple forever.

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

1. All easements, rights of way and restrictions of record, including the Easement recorded in Book 1981 at Page 838 of the New Hanover County Registry, if applicable.
2. All governmental land use statutes, ordinances or regulations, including, zoning, building and subdivision regulations.
3. Ad valorem taxes for current and subsequent years.

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


 _____ (SEAL)
Marlon D. McGhee


 _____ (SEAL)
Sharon Kay McGhee

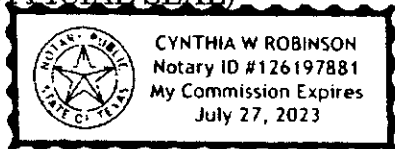
STATE OF TEXAS


TRAVIS COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Marlon D. McGhee.**

Date: 6.16.21

(OFFICIAL SEAL)




 Notary Public

Print Name: CYNTHIA W. ROBINSON

My commission expires: 7.27.2023

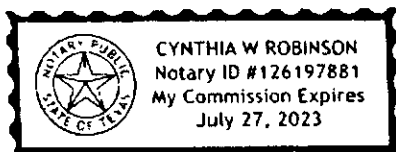
STATE OF TEXAS


TRAVIS COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sharon Kay McGhee.**

Date: 6.16.21

(OFFICIAL SEAL)




 Notary Public

Print Name: CYNTHIA W. ROBINSON

My commission expires: 7.27.2023

Sherry S. Allen (SEAL)
 Sherry S. Allen

James Edward Allen (SEAL)
 James Edward Allen

NEW HANOVER COUNTY

STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sherry S. Allen.**

Date: 06/17/2021

(OFFICIAL SEAL)

C. M. C.

Notary Public

Print Name: Christina M. Carter

My commission expires: April 12, 2023

NEW HANOVER COUNTY

STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **James Edward Allen.**

Date: 06/17/2021

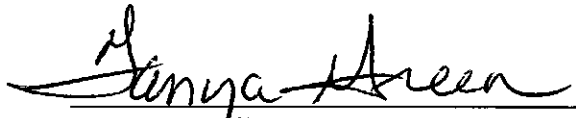
(OFFICIAL SEAL)

C. M. C.

Notary Public

Print Name: Christina M. Carter

My commission expires: April 12, 2023

 (SEAL)
Tanya B. Green

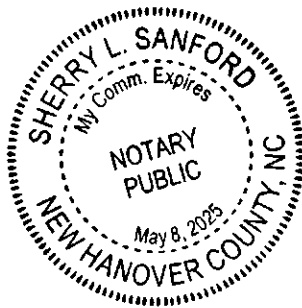
NEW HANOVER COUNTY

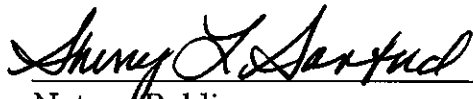
STATE OF NORTH CAROLINA

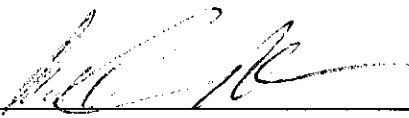
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Tanya B. Green.**

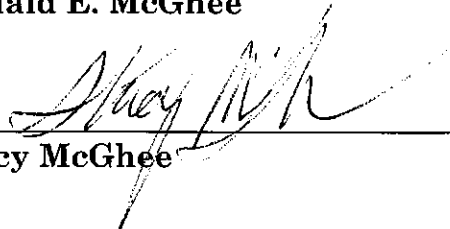
Date: 6/16/21

(OFFICIAL SEAL)




Notary Public
Print Name: Sherry L. Sanford
My commission expires: 5-8-2025

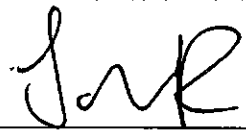
 (SEAL)
Ronald E. McGhee

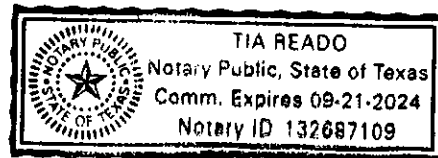
 (SEAL)
Stacy McGhee

STATE OF ~~KANSAS~~ ⁱⁿ Texas
Hays COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Ronald E. McGhee.**

Date: 6/10/2021
 (OFFICIAL SEAL)



 Notary Public
 Print Name: Tia Read
 My commission expires: 9/21/2024



STATE OF ~~KANSAS~~ ⁱⁿ Texas
Hays COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Stacy McGhee.**

Date: 6/10/2021
 (OFFICIAL SEAL)


 Notary Public
 Print Name: Tia Read
 My commission expires: 9/21/2024

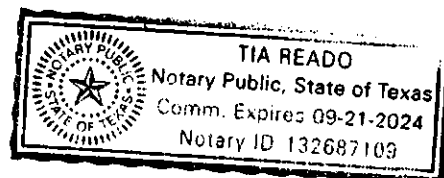


EXHIBIT "A"**Legal Description**

BEGINNING at an old pipe in the edge of a field, said old pipe being a corner of the Williams lands as described in a deed from James Williams to Hezekiah [a/k/a Hezekiah] Williams, said old pipe also being North 9 degrees, 45 minutes East, 840.0 feet from a pipe in the Northern right of way of the Rock Hill Avenue, said pipe in right of way being South 80 degrees, 15 minutes East, 470 feet from a stone marked "E", Larry Ennett's corner. Thence from above described beginning point, a pipe, South 80 degrees, 15 minutes East, 112.0 feet to a Williams and Allen corner, thence with the Allen and Williams line North 9 degrees, 45 minutes East, 876.0 feet to a pipe; thence North 80 degrees, 15 minutes West, 112.0 feet to a point, thence South 9 degrees, 45 minutes West 876.0 feet to the point of beginning, a pipe.

Said tract contains 2 acres, more or less, and is a part of the 12 acre tract described in a deed recorded in Book "SSS", Pages 27 and 28, and in the Book of Wills "M", Page 361, new Hanover County Registry, and as surveyed and mapped by E. M. Sears, Jr., Registered Land Surveyor of Wilmington, North Carolina, April 18, 1955.

BEING, ALSO the same property conveyed in Warranty Deed dated April 25, 1955, to Johnny Lee McGee and wife, Pauline Williams McGee, recorded in Book 567, Page 544 in the new Hanover County Registry; and also being the same real property described in those deeds recorded in Book 1516, Page 141, of the New Hanover County Registry, and also being described as Tax Parcel No. R02514-003-018-000.

Property Address: 2313 Rockhill Rd., Castle Hayne, NC 28429