

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED Mar 01, 2024
AT 01:07:51 pm
BOOK 01134
START PAGE 0739
END PAGE 0741
INSTRUMENT # 00455
EXCISE TAX \$26.00
JBV

This instrument prepared by Matthew S. Cheney, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$26.00

Parcel Identification No. 2980316160 Verified by _____ County on the _____ day of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Lot 1, John Parham Heirs, PB 244, PG 13

PROPERTY ADDRESS: Lot 1, Young/Parham, Ernest Turner Road, Warrenton, North Carolina 27589

THIS DEED made this 28th day of February, 2024, by and between

GRANTOR	GRANTEE
RONNIE F. PARHAM and wife, DONNA PARHAM	DIGITAL BUSINESS CORP, dba REELVEST PROPERTIES, a California corporation
Mailing Address: 136 Downtin Street, Warrenton, NC 27589	Mailing address: 440 N. Barranca Avenue, #3650, Covina, CA 91723

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 WARREN County, North Carolina and more particularly described as follows:

Being known as Lot 1 as shown on plat of John Parham heirs by Bobbitt Surveying on September 1, 2003 and recorded in the Warren County Public Registry in Plat Book 244, Page 13.

Being that same property conveyed to Ronnie F. Parham by Warranty Deed from Jessie A. Parham dated 01/07/2008 and recorded on 01/07/2008 in Book 862, Page 604, Warren County Registry.

Commonly known as Lot 1 Young/Parham, Ernest Turner Road, Warrenton, North Carolina 27589

Tax Parcel ID: 2980316160 Map ID: H12 20

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

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.

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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

2024 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

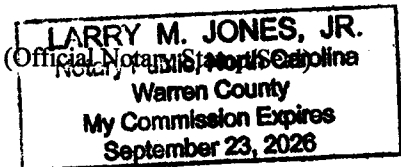
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ron Parham (SEAL)
RONNIE F. PARHAM

State of North Carolina, County of Warren

I, Larry M. Jones, Jr., the undersigned Notary Public of Warren County and State aforesaid, certify that **RONNIE F. PARHAM** 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 28th day of February, 2024.



Larry M. Jones, Jr.
Notary Public
My Commission Expires: 9/23/26

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Donna Parham (SEAL)
DONNA PARHAM

State of North Carolina, County of Warren

I, Larry M. Jones, Jr, the undersigned Notary Public of Warren County and State aforesaid, certify that DONNA PARHAM 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 2nd day of February, 2024.

LARRY M. JONES, JR.
Notary Public, North Carolina
(Official Notary Stamp/Seal)
Warren County
My Commission Expires
September 23, 2026

Larry M. Jones, Jr
Notary Public
My Commission Expires: 9/23/26