

Pursuant to G.S. 161-31 this certifies to the Halifax County Register of Deeds that no delinquent ad valorem real estate taxes or other taxes which the Halifax County Tax Collector is charged with collecting are a lien on the property described in the attached deed and identified as Part or all of TAX PARCEL # 0804022. This certification does not constitute a written certificate under G.S. 105-361.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/15/2024 9:58:09 AM
Fee Amt: \$41.00 Page 1 of 4
Receipt#: 202300006106
Revenue Tax: \$15.00
Halifax, NC
Christie C Avens Register of Deeds

BK 2760 PG 354 - 357

04/15/2024 Doris Hawkins / SS
Date Halifax County Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 15.00

Parcel Identifier No. 0804022 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 0 CAPTAINS RD

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

GRANTOR	GRANTEE
DERRICK DAVIS, HEIR* and spouse, LORI ANN DAVIS *ESTATE OF GRACE ARBUTUS DAVIS HALIFAX COUNTY ESTATE FILE #23-E-345	LIBERTY LAND GROUP, LLC a DE Limited Liability Company 6060 N CENTRAL EXPY STE 500 DALLAS, TX 75206

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of SCOTLAND NECK, _____ Township, HALIFAX County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

This instrument prepared by: Justin Taylor, 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.
The name and address of the closing attorney is Justin Taylor, Justin Taylor, Attorney at Law, PLLC
4820 Six Forks Rd Ste 200, Raleigh, North Carolina 27609-5268

Submitted electronically by "Justin Taylor, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Halifax County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1760 page 567. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2015 page 48.

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:

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

[Handwritten Signature]

MARVIN A. HILLIARD
NOTARY PUBLIC
MARTIN COUNTY, N.C.
(SEAL)

DERRICK DAVIS, HEIR

(Entity Name)

By: _____ **NOTARIZE** _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County or City of Martin

I, the undersigned Notary Public of the County or City of Martin and State aforesaid, certify that DERRICK DAVIS, HEIR 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 March, 2024.

My Commission Expires: Feb 2, 2025
(Affix Seal)

MARVIN A. HILLIARD
NOTARY PUBLIC
MARTIN COUNTY, N.C.

[Handwritten Signature]
Marvin A Hilliard Notary Public
Notary's Printed or Typed Name

~~State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____, 20____.~~

~~My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name~~

~~State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.~~

~~My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name~~

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1760 page 567.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2015 page 48.

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:

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

Loriann Davis
LORIANN DAVIS

MARVIN A. HILLIARD
NOTARY PUBLIC
MARTIN COUNTY, N.C.

(Entity Name)

By: _____

Print/Type Name & Title: _____

(SEAL)

Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

(SEAL)

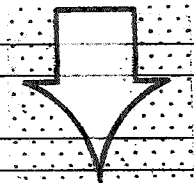
Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

(SEAL)

Print/Type Name: _____



State of NC - County or City of Martin

I, the undersigned Notary Public of the County or City of Martin and State aforesaid, certify that LORIANN DAVIS 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 March, 2024.

My Commission Expires: _____
(Affix Seal)

MARVIN A. HILLIARD
NOTARY PUBLIC
MARTIN COUNTY, N.C.

Feb 2, 2025

MARVIN A. HILLIARD
NOTARY PUBLIC
MARTIN COUNTY, N.C.

Marvin A. Hilliard
Notary Public
Notary's Printed or Typed Name

~~State of _____ - County or City of _____~~

~~I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____, 20____.~~

~~My Commission Expires: _____
(Affix Seal)~~

~~_____
Notary Public
Notary's Printed or Typed Name~~

~~State of _____ - County or City of _____~~

~~I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.~~

~~My Commission Expires: _____
(Affix Seal)~~

~~_____
Notary Public
Notary's Printed or Typed Name~~

EXHIBIT A

BEING ALL OF THAT TRACT CONTAINING 1.725 ACRES, AS SHOWN ON A MAP ENTITLED "SURVEY FOR GRACE DAVIS", PREPARED BY JIMMY E. LIVERMAN, JR. LAND SURVEYING, SAID MAP BEING RECORDED IN BOOK 2015, PAGE 48, HALIFAX COUNTY REGISTRY. THE ABOVE REFERENCED TRACT ALSO BEING THE SAME TRACT DESCRIBED IN DEED BOOK 1760, PAGE 567, HALIFAX COUNTY REGISTRY.