

1059 DEED TRANSFER CHECKED  
1133

BK 1039 PG 1133

DATE 1-18-2017 BY KPafi

FILED  
DAVIE COUNTY, NC  
M. BRENT SHOAF  
REGISTER OF DEEDS  
FILED Jan 18, 2017  
AT 09:22 am  
BOOK 01039  
START PAGE 1133  
END PAGE 1135  
INSTRUMENT # 00318  
EXCISE TAX \$412.00

Excise Tax: ~~\$420.00~~ <sup>412.00</sup>

Recording Information

Drafted by: Tamara A. Fleming, Attorney at Law, Ten Court Square, Mocksville, NC 27028  
Mail to: Grantees ~~157 Meadowview Rd., Mocksville, NC 27028~~  
Property Address: 157 Meadowview Rd., Mocksville, NC 27028

PO Box 1623 Kinston NC 28503

Tax Map: J6-5-D-7

### WARRANTY DEED

THIS DEED made this 10<sup>th</sup> day of January, 2017, by and between **Donald Finley Sinclair & wife, Betty Thornburg Sinclair (Grantor Address: 633 Robert Hargrave Rd., Lexington, NC 27292)** hereinafter referred to as the GRANTORS, to **David H. Gilbert & wife, Elizabeth D. Gilbert (Grantee Address: 157 Meadowview Rd., Mocksville, NC 27028)**; hereinafter referred to as the GRANTEES;

#### WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple all of land situated (the "property") in Fulton Township, Davie County, North Carolina, and more particularly described on attached "Exhibit A."

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

THE GRANTORS COVENANT with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:

Easements and restrictions of record.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTORS:

*Donald Finley Sinclair* (SEAL)  
Donald Finley Sinclair

*Betty Thornburg Sinclair* (SEAL)  
Betty Thornburg Sinclair

\*\*\*\*\*

STATE OF NC

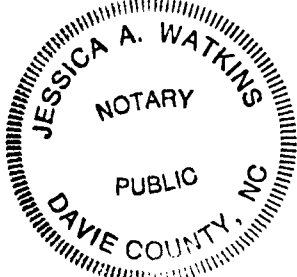
COUNTY OF DAVIE

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

**Donald Finley Sinclair & Betty Thornburg Sinclair**

This 10 day of Jan., 2017.

(Official Seal)



*Jessica A. Watkins*  
Official Signature of Notary

JESSICA A. WATKINS  
Notary's printed or typed name, Notary Public

My commission expires: 03/10/2018

**EXHIBIT A**

**BEING KNOWN** and designated as Lot Nos. 13 and 14, Block D, in Section 1 of Hickory Hill Golf and Country Club Development, recorded in Plat Book 4, Pages 105-107, Davie County Registry, to which reference is hereby made for a more particular description.

**SUBJECT TO** Restrictive Covenants in DB 87, PG 341, Davie County Registry, and as amended, and any other easements and restrictions of record.

**FOR BACK TITLE**, see DB 970, PG 751; DB 115, PG 198; and DB 107, PG 56; Davie County Registry. See also Tax Map J-6-5, Blk D, Pcl 7, Located in Fulton Township, Davie County, North Carolina. Note: Marjorie Ellen Lawrence Sinclair died 10-5-12.

**PROPERTY ADDRESS:** 157 Meadowview Rd., Mocksville, NC 27028

TE/TAF  
N: /My Files/Real Est Desc/Gilbert, David, File No. 30025.1