

APN # 005-470-13



LISA HOEHNE, RECORDER

Recording Requested By:

Name Tonia R. Hampton

Address 66 West Fort Street

City/State/Zip Old Fort, NC 28762

General Warranty Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

GENERAL WARRANTY DEED

Excise Tax: \$ 7.80

Parcel Identifier No. 005-470-13 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Tonia R. Hampton - 66 West Fort Street, Old Fort - North Carolina

This instrument was prepared by: Tonia R. Hampton- 66 West Fort Street, Old Fort - North Carolina

Brief description for the Index: Parcel # 005-470-13 (District 4) Location- T29N,R48E, SEC, 33 NE4NW4SE4

THIS DEED made this 30 day of July, 2018, by and between

GRANTOR

GRANTEE

**TELLA R. MAYNARD and husband,
MAURICE MAYNARD**

2108 Rock Hollar Rd.
Stanley, North Carolina 28164

**RICKEY ALAN HENSLEY and WIFE,
TONIA RAE HAMPTON**

66 W. Fort Street
Old Fort, North Carolina 28762

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 or parcel of land situated in the Township T29N,R48E, SEC, 33 NE4NW4SE4, Eureka County, North Carolina and more particularly described as follows:

(SEE ATTACHED SCHEDULE "A")

The property hereinabove described was acquired by Grantor by instrument recorded in Book, 66 page 174,

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 page .

Exhibit "A"

Parcel # 005-470-13

Legal Description of the 10.800 acres

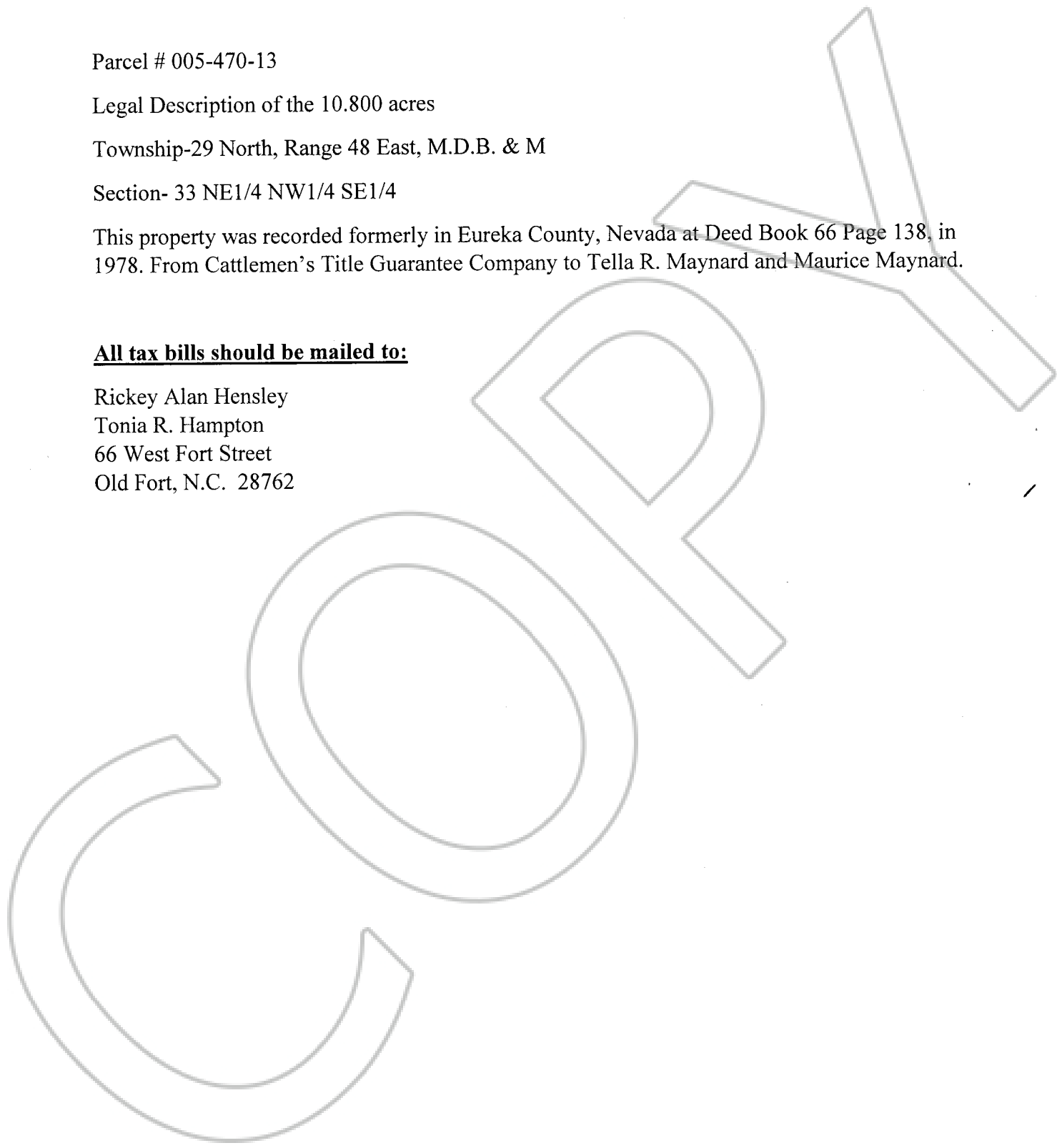
Township-29 North, Range 48 East, M.D.B. & M

Section- 33 NE1/4 NW1/4 SE1/4

This property was recorded formerly in Eureka County, Nevada at Deed Book 66 Page 138, in 1978. From Cattlemen's Title Guarantee Company to Tella R. Maynard and Maurice Maynard.

All tax bills should be mailed to:

Rickey Alan Hensley
Tonia R. Hampton
66 West Fort Street
Old Fort, N.C. 28762



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:

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

Tella
(Entity Name)

Tella R. Maynard (SEAL)
Print/Type Name: TELLA R. MAYNARD

By: _____
Print/Type Name & Title: _____

Maurice Maynard (SEAL)
Print/Type Name: MAURICE MAYNARD

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of NORTH CAROLINA - County or City of Lincoln

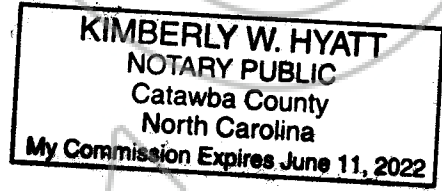
I, Kimberly W Hyatt the undersigned Notary Public of the County or City of Catawba and State aforesaid, certify that TELLA R. MAYNARD & and husband, MAURICE MAYNARD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of July 2018.

Kimberly W Hyatt

My Commission Expires: 6/11/2022

(Affix Seal) Notary Public

Kimberly W Hyatt
Notary's Printed or Typed Name



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-470-13
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'l/Ind'l
 g) Agricultural
 h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 2,000
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 7.80
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Toni R. Hampton Capacity 8-9-18 - Buyer
Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Maynard - Tella + Maurice
 Address: 2108 Rock Harbor Rd.
 City: Stanley
 State: NC Zip: 28164

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Rickey Henley - Tonia Hampton
 Address: 66 W. First St
 City: Old Fort
 State: NC Zip: 28762

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____