

APN # 005-470-13

Recording Requested By:

Name Tonia R. HamptonAddress 66 West Fort StreetCity/State/Zip Old Fort, NC 28762

00002334201802358400050056

LISA HOEHNE, RECORDER

General Warranty Deed  
(Title of Document)

## GENERAL WARRANTY DEED

Excise Tax: \$

7. <sup>80</sup>

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:

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

*KT*  
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

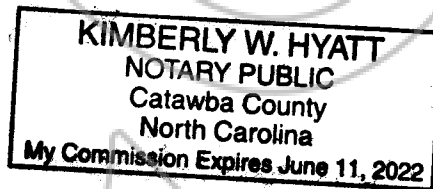
I, Kimberly W Hyatt the undersigned Notary Public of the County or City of Catawba and State aforesaid, certify that TELLA R. MAYNARD & and husband, MAURICE MAYNARD personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.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

*KT*  
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 Tonia R. Hampton Capacity 8-9-18 - Buyer  
Signature \_\_\_\_\_ Capacity Grantee

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  
Address: 66 W. 1st St Hampton  
City: Old Fort  
State: NC Zip: 28762

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED