

FILED  
 WARREN COUNTY NC  
 YVONNE D. ALSTON  
 REGISTER OF DEEDS

FILED	Sep 03, 2020
AT	08:56:25 am
BOOK	01063
START PAGE	0258
END PAGE	0262
INSTRUMENT #	02214
EXCISE TAX	\$36.00
LNN	

## DEED

After Recording, Return to: Robert T. May, Jr., P.O. Box 535, Warrenton, NC 27589

Stamps: \$36.00

NORTH CAROLINA  
 WARREN COUNTY  
 PARCEL NO. G5-103A

) This Deed prepared by: Banzet, Thompson, Styers & May, PLLC 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

THIS DEED, made this 2nd day of September, 2020, by Debra Magrann and husband, Ronald Magrann, of Port St. Lucie, FL; Donna Napolitano, unmarried, of Oak Park, IL; and Janet Morgano, unmarried, of Lake Worth, FL, parties of the first part; to Samuel W. Harris and wife, Janet H. Harris, PO Box 100, Macon, NC 27551, parties of the second part,

### WITNESSETH:

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the parties of the first part have bargained, granted, sold and conveyed and by these presents do hereby bargain, grant, sell and convey to and unto the parties of the second part, as tenants by the entirety, the following described land in Sixpound Township, Warren County, North Carolina:

#### Parcel One:

BEGINNING at an iron pin, corner for the Macon Colored Community Club in Ida Fitts line; thence along the line of said Club S. 0 deg. 42' E. 246 feet to an iron pin in the line of Thornton's Hunt Tract; thence along Thornton's line N. 85 deg. W. 205 feet to an iron pin, corner for the Hunt Tract in the line of the heirs of Rebecca E. Thornton; thence along the Thornton line N. 5 deg. 18' E. 169 feet to an iron pipe, Fitts corner in Thornton's line; thence along Fitts line N. 72 deg. E. 197 feet to the place of beginning, containing 91/100 acre, according to survey of J. C. Shearin, C. E., July 22, 1968, as appears by reference to a Plat thereof, recorded in Plat Book 10, page 13, and being Tract #35 of the Thornton lands in Sixpound Township.

The above described property is the identical property conveyed to Louis P. Morgano and wife, Susan J. Morgano, by deed from Lucy S. Davis et al, dated June 16, 1992, recorded in the Warren County Public Registry in Book 562, page 130.

Parcel Two:

Lying on the Southwest side of the old road leading from Vaughan to Macon, and beginning at an iron stake in said old road and the lands of Virgie Boyd; running thence along said old road South 61-30 West 160 feet to an iron stake in the W. G. Egerton Estate; thence along the W. G. Egerton Estate South 0-30 East 246 feet to an iron stake; thence along the line of W. H. Hunt Estate South 86 East 160 feet to an iron stake; thence along the line of Virgie Boyd North 3-30 West 334 feet to an iron stake in old road, the point of beginning, and containing 1.05 acres, according to survey made by C. E. Foster, C.E. in 1943.

The above described property is the identical property conveyed to Louis Morgano by deed from Ruth H. Warwick, Trustee of the Macon Colored Community Club, dated August 9, 1993, recorded in the Warren County Public Registry in Book 580, page 6.

Parcel Three:

Beginning at a point 30 feet South of the center line of US Highway No. 158, said point being the southern edge of Highway right of way and marked with an iron pin; thence along the southern edge of Highway right of way North 76° 49' East 375.5 feet to an iron pin; thence South 27° 52' East 79.4 feet to an iron pin; thence South 62° 34' West 149 feet to an iron pin; thence South 72° West 196.4 feet to an iron pin; thence North 4° 50' East 136.7 feet to an iron pin, being the point of beginning, and being Lot No. 1 as shown on map by survey of Luther E. Stegall, Registered Engineer of Norlina, North Carolina, Dated December 6, 1969. This is the identical land conveyed by Willie H. Fitts et al to Curtis Ellis by deed dated February 2, 1970 and recorded in said Registry in Book 241, page 165.

The above described property is the identical property conveyed to Louis P. Morgano and wife, Sue Morgano, by deed from The United States of America, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture, dated July 23, 1986, recorded in the Warren County Public Registry in Book 435, page 35.

Susan J. Morgano died October 6, 2004. Louis P. Morgano died February 2, 2010, survived by Debra Magrann, Donna Napolitano, and Janet Morgano, as his sole heirs at law.

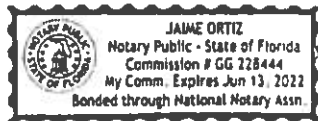
This conveyance is made subject to the usual highway and utility easements of right-of-way, and to 2020 ad valorem taxes for the County of Warren.

The property conveyed herein is not the primary residence of the parties of the first part.

TO HAVE AND TO HOLD the above described land, together with all privileges and appurtenances thereto belonging, to and unto the parties of the second part, in fee simple forever.

And the parties of the first part do covenant with the parties of the second part, that they are seized of said land in fee and have a good and lawful right to convey the same in fee simple, that the same is free and clear of all encumbrances, except any that may be specified herein, and that they do hereby warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written.



Debra Magrann (SEAL)  
Debra Magrann

Ronald Magrann (SEAL)  
Ronald Magrann


STATE OF Florida  
COUNTY OF St. Lucie

I, Jaime Ortiz, a Notary Public of said County and State, do hereby certify that Debra Magrann and husband, Ronald Magrann, this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 28<sup>th</sup> day of August, 2020.

My commission expires: June 13, 2022

Jaime Ortiz  
NOTARY PUBLIC

 (SEAL)  
Donna Napolitano

STATE OF Illinois  
COUNTY OF Cook

I, Rosemary F. Conway, a Notary Public of said County and State, do hereby certify that Donna Napolitano this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 26<sup>th</sup> day of August, 2020.

Rosemary F. Conway  
NOTARY PUBLIC

My commission expires: 05/05/2022



Janet Morgano (SEAL)  
Janet Morgano

STATE OF Florida  
COUNTY OF Palm Beach

I, Samuel Finley, a Notary Public of said County and State, do hereby certify that Janet Morgano this day personally appeared before me and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and notarial seal on this 28 day of August, 2020.

Samuel Finley  
NOTARY PUBLIC

My commission expires: 08/04/2024

