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16-04930 3990.04-61-3682 DT

FILED
WILKES COUNTY
RICHARD L. WOODRUFF
REGISTER OF DEEDS

FILED	Apr 18, 2016
AT	11:04:10 am
BOOK	**01225**
PAGE	**0093**
INSTRUMENT #	**02312**
EXCISE TAX	**$94.00**

$47,000.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $94.00

Parcel Identifier No. **1604930** Verified by _____ County on the ____ day of _____, 20__
By:

Mail/Box to: Grantee
This Instrument was prepared by: H. Anderson Berry, III, Attorney at Law

Brief description for the Index: **125 Woodhaven Road, North Wilkesboro, NC 28659**

THIS DEED made this 15 day of April, 2016, by and between

GRANTOR	GRANTEE
Janice James, widow 118 Bonkin Lake Road Mocksville, NC 27028 **Harry Lee Sparks, Jr., and wife,** **Teresa Dowell Sparks** 5726 Mabe Drive Oak Ridge, NC 27310 **Mark Austin Sparks, unmarried** 18213 Captain Cove Lane Cornelius, NC 28031 **Harry David Sparks and wife,** **Tina Michelle Sparks** 116 Cahill Lane Oak Ridge, TN	**Chuck Wallis Construction, Inc.** **1773 Macedonia Church Road** **Ronda, NC 28670**

#159997

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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 **Wilkes** County, North Carolina and more particularly described as follows:

Lying and being in Rock Creek Township, Wilkes County, North Carolina and BEING more particularly described as Lot or Tract No. 1 as same is shown on a map thereof recorded in Map Book 10, page 582, Wilkes County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 633, page 71. See also Will of Harry Lee Sparks, Sr. 06 E 140, Office of the Clerk of Superior Court for Wilkes County, N.C.**

A map showing the above described property is recorded in **Map Book, 10 page 582.**

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

TO HAVE AND TO HOLD the aforesaid lot or parcel or land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All such valid and enforceable easements, restrictions and rights of way and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Janice L. James
Janice James

Harry Lee Sparks, Jr.

Teresa Dowell Sparks

Mark Austin Sparks
Mark Austin Sparks

Harry David Sparks

Tina Michelle Sparks

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Janice James

Harry Lee Sparks, Jr.

Teresa Dowell Sparks

Mark Austin Sparks

Harry David Sparks

Tina Michelle Sparks

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Janice James

Harry Lee Sparks, Jr.

Teresa Dowell Sparks

Mark Austin Sparks

Harry David Sparks

Tina Michelle Sparks

Tina Michelle Sparks

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State of North Carolina, County of WILKES

I, JEANETTE H. STEINER a Notary Public for MECKLENBURG County, North Carolina, do hereby certify that **Janice James** 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 15 day of APRIL, 2016.

My Commission Expires: 1/28/2019
(Affix Seal)

JEANETTE H STEINER
NOTARY PUBLIC
MECKLENBURG COUNTY, NC

JEANETTE H. STEINER
Notary's Printed or Typed Name

State of North Carolina, County of _____

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that **Harry Lee Sparks, Jr. and Teresa Dowell Sparks** 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 _____, 2016.

My Commission Expires:
(Affix Seal)

Notary's Printed or Typed Name

State of North Carolina, County of Mecklenburg

I, Peyton W. Ragle, a Notary Public for Mecklenburg County, North Carolina, do hereby certify that **Mark Austin Sparks** 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 15 day of April, 2016.

My Commission Expires: 5-1-17
(Affix Seal)

Peyton W. Ragle
Notary's Printed or Typed Name

PEYTON W RAGLE
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 5-1-2017

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State of North Carolina, County of _____

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that **Janice James** 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 _____, 2016.

_____

My Commission Expires:
(Affix Seal)

_____
Notary's Printed or Typed Name

State of North Carolina, County of Wilkes

I, Katrina C. Warren, a Notary Public for Wilkes County, North Carolina, do hereby certify that **Harry Lee Sparks, Jr. and Teresa Dowell Sparks** 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 15 day of April, 2016.

Katrina C Warren

My Commission Expires: 11-24-2017
(Affix Seal)

Katrina C. Warren
Notary's Printed or Typed Name

KATRINA C. WARREN
NOTARY PUBLIC
Wilkes County
North Carolina
My Commission Expires 11-24-2017

State of North Carolina, County of _____

I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that **Mark Austin Sparks** 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 _____, 2016.

_____

My Commission Expires:
(Affix Seal)

_____
Notary's Printed or Typed Name

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State of ~~North Carolina~~ Tennessee, County of Anderson

I, Wendy Stombaugh, a Notary Public for Anderson County, ~~North Carolina~~ Tennessee, do hereby certify that **Harry David Sparks and Tina Michelle Sparks** 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 15th day of April, 2016.

Wendy Stombaugh

Wendy Stombaugh
Notary's Printed or Typed Name

My Commission Expires: 2/25/17
(Affix Seal)

WENDY L. STOMBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

MY COMMISSION EXPIRES:
February 25, 2017