

1197



Doc ID: 001197920002 Type: CRP
 Recorded: 10/28/2005 at 04:25:56 PM
 Fee Amt: \$17,087.00 Page 1 of 2
 Excise Tax: \$2,845.00
 Currituck County, NC
 Charlene Y Dowdy Register of Deeds

BK 908 PG 40-41

Recording Time, Book and Page

Land Transfer #:

Excise Tax \$ 2845.00
 Land Transfer Tax \$

Tax Lot No. _____ Parcel Identifier No. 0131-000-0088-0000 _____ certified
 by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to Trimpi, Nash and Harman, Attorneys at Law, PO Box 768, Elizabeth City, NC 27907
 This instrument was prepared by Edsall & Epp, Attorneys at Law, P.C. #05-818

Brief Description for the index

Poplar Branch Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19 day of October, 2005, by and between

GRANTOR

GRANTEE

Alvin G. Dickerson
 and wife,
 Deborah D. Dickerson

166 Chicahauk Tr.
 Southern Shores, NC 27949

MDS Investments, LLC
 A Virginia Limited Liability Company
 3403 High St.
 Portsmouth, VA 23707

Enter in appropriate block for each party: name, 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 City of _____, **Poplar Branch Township, Currituck** County, North Carolina and more particularly described as follows:

That parcel of land containing 3.27 acres designated N/F Hazel Smith McLean, shown on a plat prepared by Albemarle Engineering, Inc. entitled "Recombination Plat, J. Bryan Smith, Jr. recorded in Plat Cabinet G, Slide 9 in the office of the Register of Deeds of Currituck County.

Tax Collector Certification That No Delinquent Taxes
 Are Due. Date 10/28/05 By AKS: Certification
 expires Jan. 6th of the year following certification date.

TRANSFER TAX AMOUNT 14225.00
 DATE/COLLECTOR 10-28-2005 AKS

The property herein above described was acquired by Grantor by instrument recorded in Book 750 , Page 42, Currituck County Public Registry.

A map showing the above described property is recorded in **Plat Book G , Page 9** .

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 except for the exceptions hereinafter stated.

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

Easements, restrictions and rights of way of record and utility lines and rights of way in existence over, under or upon the above-described property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Alvin G. Dickerson (SEAL)
Alvin G. Dickerson

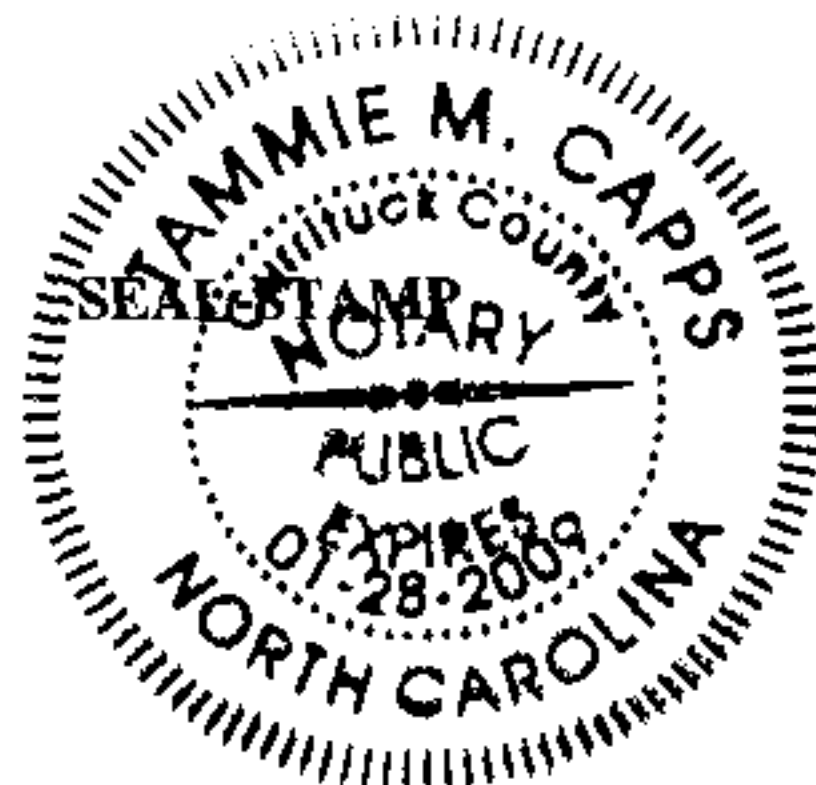
By: _____

Deborah D. Dickerson (SEAL)
Deborah D. Dickerson

by Alvin G. Dickerson (SEAL)
Her Attorney in Fact

ATTEST: _____

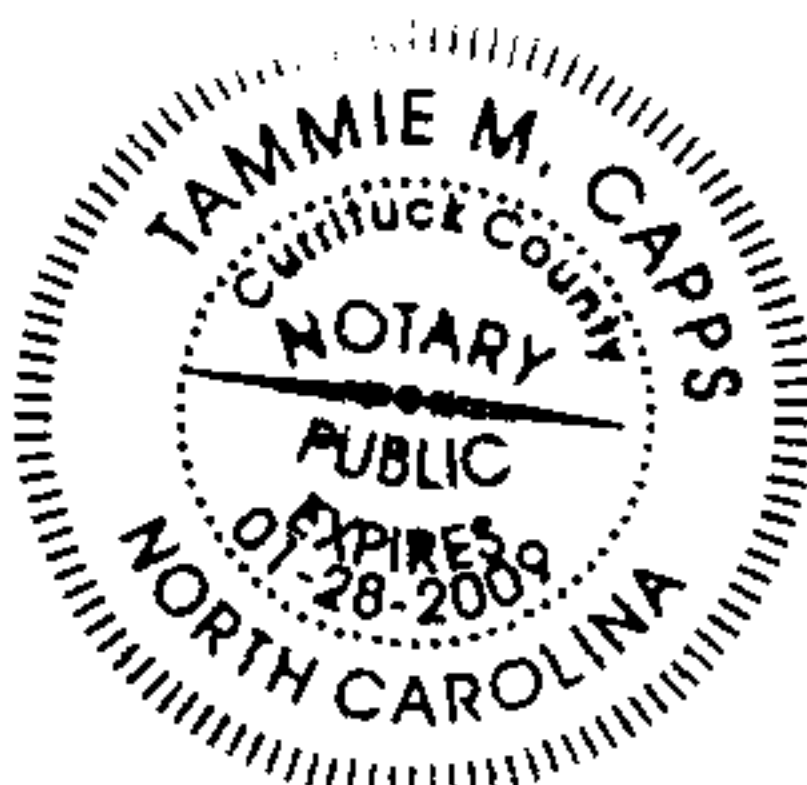
(SEAL)



State of North Carolina , Currituck County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Alvin G. Dickerson, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19 day of October , 2005.
My commission expires: 1-28-2009 Tammie M Capps Notary Public

SEAL-STAMP

State of North Carolina
County of Currituck



I, a Notary Public of the aforesaid county and state, do hereby certify that Alvin G. Dickerson, Attorney-in-Fact for Deborah D. Dickerson, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Deborah D. Dickerson, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Currituck County, North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Alvin G. Dickerson acknowledged the due execution of the foregoing and annexed instrument for the purposes herein expressed for and in behalf of the said Deborah D. Dickerson.

Witness my hand and notarial seal this the 19 day of October , 2005.

My Commission Expires: 1-28-2009

Tammie M Capps
Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.