

This certifies that there are no delinquent ad valorem, Taxes, or other taxes which the Burke County Tax Collector is charged with collecting, that are a lien on: Parcel identification number: 2637886969, 2637984032, 2637896378, 2637885431. This is not a certification that Burke County Parcel Identification Number Matches this deed Description.

Danny Isenhour  
TAX COLLECTOR

CS  
CLERK

Date: 09/18/2019

**Excise Tax: \$6.00**

**NORTH CAROLINA DEED OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

This instrument prepared by: Lisa M. Valdez, Attorney at Law, Pope McMillan, P.A.  
P. O. Drawer 1776, Statesville, NC 28687

**NO OPINION OF TITLE IS EXPRESSED OR IMPLIED**

PIN ID: 2637886969, 2637984032, 2637896378 and 2637885431

Brief Description for Index: Various Tracts

THIS DEED, made this 13<sup>th</sup> day of September, 2019, by and between Grantor(s) and Grantee(s). The designation Grantor(s) and Grantee(s) 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. Grantor(s) and Grantee(s) are identified as follows:

| GRANTOR  | GRANTEE   |
|--|---|
| <p><b>VIRGINIA S. DAVIS</b><br/>(aka Virginia Davis), Widow of<br/>Colon E. Davis aka Colon Davis</p> <p>4967 Rhoney Rd<br/>Connelly Springs, NC 28612</p> | <p><b>VIRGINIA S. DAVIS AND<br/>STEFANIE DAVIS BERRY</b></p> <p>c/o 4967 Rhoney Rd<br/>Connelly Springs, NC 28612</p> |

**Transfer of Ownership:** Grantor(s), in consideration of the sum of \$2,621.68 in hand paid to the Grantor(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell and convey unto:

- i. Grantee, VIRGINIA S. DAVIS, retains a ninety-nine percent (99%) undivided interest as a JOINT TENANT WITH ALL RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN;
- ii. Grantee, STEFANIE DAVIS BERRY, receives a one percent (1.0%) undivided interest as a JOINT TENANT WITH ALL RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN.

Property: Burke County, North Carolina. The legal description of the property is:

**SEE ATTACHED EXHIBIT "A"  
INCORPORATED HEREIN BY REFERENCE**

**THE DRAFTER OF THIS INSTRUMENT DID NOT RENDER AN OPINION ON TITLE.**

The above conveyed property does include the primary residence of the grantors.

This conveyance of JOINT TENANCY WITH RIGHT OF SURVIVORSHIP is made subject to all easements, rights of way, restrictive covenants, liens and encumbrances of record.

TO HAVE AND TO HOLD said Property with all privileges and appurtenances thereunto belonging to the said Grantee(s), their heirs and assigns forever as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

**Covenants:** The said Grantor(s) does hereby covenant that he/she has title to the Property in fee simple, has the right to convey JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, that the title is marketable and free and clear of all liens and encumbrances (i.e., mortgages and judgments), and that Grantor(s) will warrant and defend the title against the lawful claims of all persons. Grantor(s) will execute such further assurances as may be necessary or proper to carry out the true intent and purpose of this conveyance.

**Signature:** Grantor(s) has duly executed the foregoing instrument, as of the day and year first written above.

**Grantor(s):**

Virginia S. Davis (SEAL)  
Virginia S. Davis

STATE OF NC  
COUNTY OF Iredell

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that Virginia S. Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this the 13<sup>th</sup> day of September, 2019.

My Commission Expires: 11/29/2022

Lisa M. Valdez  
NOTARY PUBLIC

Lisa M. Valdez  
Notary Public  
Iredell County, NC  
My Commission Expires 11/29/22

## EXHIBIT "A"

TRACT 1: BEGINNING on a point in the center line of Rhoney Road (S.R. 1907), a common corner of Kenneth Setzer (Book 479, page 388) and Odell Davis (Book 213, page 76 and Book 205, page 653) and runs thence from said beginning point with the east property line of Odell Davis, the following two (2) courses and distances: (1) South 02° 18' 26" West 50.00 feet to a ¾ inch iron pipe in the south right of way margin of Rhoney Road (S.R. 1907), (2) South 02° 18' 26" West 374.26 feet ( total distance at this bearing 424.26 feet) to a ½ inch iron pipe found, common corner of Odell Davis and Colon Davis (Book 369, page 506); thence with the north property line of Colon Davis (Book 369, page 506) North 86° 54' 33" East 1,243.67 feet to a ½ inch iron pipe found in a rock pile, common corner of Colon Davis property described in Book 369, page 506, and the Colon Davis property described in Book 615, page 805; thence with the Davis property as described in Book 615, page 805, North 86° 57' 53" East 425.35 feet to a ¼ inch iron pipe found, common corner of Colon Davis and Charlie Towery (Book 286, page 544); thence with the Towery property North 86° 57' 53" East 47.40 feet to a ½ inch iron pipe on the west side of a branch; thence North 86° 57' 53" East 10.82 feet to a point in the center line of the branch; thence with the center line of the branch and the west property line of Charlie Towery, the following six (6) courses and distances: (1) North 16° 06' 58" West 63.16 feet; (2) North 17° 32' 34" West 84.23 feet; (3) North 11° 55' 20" West 116.21 feet; (4) North 00° 39' 34" West 142.40 feet; (5) North 25° 30' 34" West 135.13 feet; (6) North 00° 12' 18" East 121.12 feet to a point in the center line of the branch and at its intersection with the center line of the river; thence with the center line of the river North 79° 36' 00" West 100.00 feet to a point in the center line of the river; thence North 60° 47' 13" West 159.68 feet to a ¾ inch iron pipe on the west bank of the river, common corner with a 2.00 acre tract shown on survey entitled "Property of Helen P. Wilkie," prepared by Childres Surveying, Inc., dated April 9, 1992; thence with the south boundary of the said 2.00 acre tract, the following two (2) courses and distances: (1) South 77° 39' 07" West 50.00 feet to a ¾ inch iron pipe; (2) South 77° 39' 07" West 806.44 feet (total distance at this bearing 856.44 feet) to a ¾ inch iron pipe, a new corner with the 2.00 acre tract; thence with the southwestern boundary of the 2.00 acre tract, the following two (2) courses and distances: (1) North 43° 37' 12" West 97.45 feet to a ¾ inch iron pipe in the south right of way margin of Rhoney Road (S.R. 1907); (2) North 43° 37' 12" West 30.00 feet to a point in the center line of Rhoney Road (S.R. 1907); thence with the center line of said road, the following six (6) courses and distances: (1) South 56° 03' 48" West 121.83 feet; (2) South 55° 38' 11" West 108.66 feet; (3) South 53° 14' 45" West 81.72 feet; (4) South 52° 04' 57" West 90.68 feet; (5) South 50° 13' 55" West 89.70 feet; (6) South 44° 37' 16" West 31.83 feet to the point of BEGINNING, containing 24.743 acres, more or less, as shown on a survey entitled property of "Helen P. Wilkie," prepared by Childres Surveying, Inc., dated April 9, 1992.

FOR BACK TITLE reference is made to Deed recorded in Book 801, page 1753, Burke County Registry.

TRACT 2: BEGINNING at a corner in the center of hard surfaced road, said point being the southeast corner of C. E. Davis and running with the line of C. E. Davis, due East 34 feet to an iron pin; thence continuing with the line of C. E. Davis, North 14° 00' East 29.69 feet to an iron pin; thence continuing the same course, namely, North 14° 00' East 777.39 feet to an iron pin, corner of C. E. Davis, in the line of Proctor Estate; thence with the Proctor Estate, North 85° 52' 36" East 425.87 feet to an iron pin in the line of C A Towery; thence running with the line of C. A. Towery, South 33° 06' 36" East 391.80 feet to an iron pin; thence with the line of C. A. Towery, South 33° 06' 36" East 300 feet to an iron pin; thence continuing with the line of C. A. Towery, South 33° 06' 36" East 300 feet to an iron pin, corner of C. A.

Towery; thence with the line of C. A. Towery, South 52° 51' 30" West 197.42 feet to an old stone corner of C. A. Towery; thence continuing with the line of C. A. Towery and Leonard Tallant, South 52° 51' 30" West 698.07 feet to an iron pin at the east edge of right of way; thence continuing the same course, namely, South 52° 51' 30" West 25 feet to a corner in the center of said road; thence with the center of said road, North 39° 34' 38" West 736 .00 feet to the point of BEGINNING, containing 22.423 acres, more or less, according to a survey and plat thereof entitled "Property of John H. King, State Road 1907, Lower Fork Township, Burke County, N.C.," prepared by J. C. Vaughn, Vaughn & Bradshaw Surveying Co., Hickory, NC, dated 10/06/76.

THIS CONVEYANCE IS MADE SUBJECT to the right of way for State Road located on the western portion of said property.

FOR BACK TITLE reference is made to Deed recorded in Book 615, page 805, Burke County Registry.

TRACT 3: BEGINNING at a point in the centerline of Rhoney Road and thence running South 43° 37' 12" East 30.00 feet to a ¾ inch iron pipe at the right of way of Rhoney Road; thence South 43° 37' 12" East 35.00 feet to a ¾ inch iron pipe, a new corner; thence North 69° 35' 37" East 483.01 feet to a ¾ inch iron pipe; thence North 69° 35' 37" East 25.00 feet to a ¾ inch iron pipe at the centerline of the old river run; thence with the old river run the following courses and distances: (1) South 67° 36' 00" East 70.00 feet to a point; (2) South 89° 36' 00" East 100.00 feet to a point; (3) South 81° 36' 00" East 100.00 feet to a point; (4) South 72° 36' 00" East 100.00 feet to a ¾ inch iron pipe; thence South 77° 39' 07" West 50.00 feet to a ¾ inch iron pipe; thence South 77° 39' 07" West 806.44 feet to a ¾ inch iron pipe, a new corner; thence North 43° 37' 12" West 97.45 feet to a ¾ inch iron pipe at the right of way; thence North 43° 37' 12" West 30.00 feet to the centerline of Rhoney Road; thence North 53° 42' 16" East 55.24 feet to the point of BEGINNING, containing 2.00 acres, more or less, according to a survey by Childres Surveying, Inc., dated April 9, 1992.

FOR BACK TITLE reference is made to Deed recorded in Book 801, page 1755, Burke County Registry.

TRACT 4: BEGINNING at a bunch of chestnut oak saplings on or near the old J. N. Gales line and runs North 11-1/2 East 46-1/2 poles to a stake in the old Margaret Proctor's line; thence South 80 West with her line 79-1/2 poles to a white oak, J. J. Shoup's corner; thence South 61 East 75 poles with J. J. Shoup's line to the BEGINNING, containing 11-3/4 acres.

FOR BACK TITLE reference is made to Deed recorded in Book 369, page 506, Burke County Registry.



**Burke County**  
Office of Tax Administration

Daniel Isenhour  
Tax Administrator  
P O Box 219  
Morganton, NC 28680  
(828) 764-9430  
tax@co.burke.nc.us  
www.burkenctax.com

DELINQUENT TAX CERTIFICATION FORM

NCGS 161-31 AUTHORIZES THE BOARD OF COMMISSIONERS BY RESOLUTION TO REQUIRE THE REGISTER OF DEEDS TO NOT ACCEPT ANY DEED TRANSFERRING REAL PROPERTY FOR REGISTRATION UNLESS THE COUNTY TAX COLLECTOR HAS CERTIFIED THAT NO DELINQUENT AD VALOREM TAXES, OR OTHER TAXES WITH WHICH THE COLLECTOR IS CHARGED ARE A LIEN ON THE PROPERTY DESCRIBED IN THE DEED.  
INTEREST ACCRUES AT ¼ OF 1% ON DELINQUENT TAXES THE FIRST BUSINESS DAY OF EACH MONTH

PIN 2637886969, 2637984032, 2637896378  
PARCEL ID # to be transferred 2637885431

Prior Parcel # \_\_\_\_\_

GRANTOR (S) NAME: Virginia S. Davis

GRANTEE (S) NAME: Virginia S. Davis and Stefanie Davis Berry

GRANTEE (S) MAILING ADDRESS: 964967 Rhoney Rd, Connelly Springs, NC

CURRENT OWNER PER TAX RECORDS: Virginia S. Davis

PROPERTY ADDRESS: Rhoney Rd - Dogwood Vis

Sale Price \$ 2,621.68

Is entire parcel being transferred?  YES  NO

Does the transfer include any personal property?  YES  NO

Type of personal property: \_\_\_\_\_

**CONTACT INFORMATION**

REQUESTED BY: Lisa Valdez

PHONE NUMBER: 704-873-2131

E-MAIL ADDRESS: lvaldec@popemcmillan.com

TO BE COMPLETED BY TAX OFFICE STAFF

| YEAR | OWNER OF RECORD | REAL VALUE | PERSONAL VALUE | DEFERRED TAX | TOTAL DUE |
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Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_