

STATE OF NORTH CAROLINA
VANCE COUNTY

IN THE GENERAL COURT OF JUSTICE
25 CV 001870-900
SUPERIOR COURT DIVISION

NATALIE BUTLER
PLAINTIFF

VS.

MELISSA ELLIOTT,
GANG FREE, INC.

)
)
)
)
)
)
)

COMPLAINT

COMES NOW the Plaintiff by and through counsel and prays the following

1. The Plaintiff is a citizen and resident of Vance County, North Carolina and has been for at least six months prior to the filing of this action and in fact has resided in Vance County, N.C. for over 50 years.

2. Melissa Elliott is a citizen and resident of Vance County, N.C. and upon information and belief is sui juris in all respects and is over 18 years of age.

3. Gang Free, Inc. is a North Carolina Non Profit Corporation organized and controlled under the laws of the State of North Carolina.

4. Gang Free, Inc. has as it stated charitable mission as defined under its filed Articles of Incorporation it is formed exclusively to be charitable, educational, and not for profit with its exclusive goal to conduct charitable activities promoting the awareness, alternative opportunities concerning gangs and gang-like activities in Henderson, N.C. and the surrounding areas.

Attached hereto and incorporated by reference as Exhibit A is the full Articles of Incorporation;

5. Upon information and belief, assets of Gang Free may only be sold for the benefit of Gang Free to promote its mission to help curb gangs and gang like activities in Henderson, N.C. and the surrounding areas;



6. Upon information and belief the sell of assets of Gang Free may only be done with the consent and approval of the then existing Board of Directors.

7. Melissa Elliott is, upon information and belief, the incorporator of Gang Free and is the director of Gang Free and is on the Board of Directors of Gang Free and has been during all times relevant to this law suit. Upon information and belief Melissa Elliott remains in full control of Gang Free;

8. Upon information and belief all of the actions relevant to this action related to Gang Free have been done without the knowledge and/or approval of the Board of Directors;

9. Upon information and belief Melissa Elliott has in fact taken affirmative steps to keep the Board of Directors in the dark and mislead the Board of Directors as to the actions she has taken relevant to this law suit.

10. Upon information and belief, Melissa Elliott has treated Gang Free and its assets as being her's personally and has treated Gang Free as her alter ego especially as to her actions relevant to this lawsuit;

11. Upon information and belief MEM aka Melissa Elliott Ministries is in fact the alter ego of Melissa Elliott and all things do for and by MEM Melissa Elliott Ministries are in fact being done for and by Melissa Elliott in her personal capacity;

12. On or about December 1st, 2017 Crenshaw Investments, Inc. transferred via a North Carolina General Warranty Deed that certain property having a street address of 431 Charles St. Henderson, N.C. 27536; This deed was recorded in the Vance County Registry Deed Book 01336 Page 352-353 and a copy is attached hereto Exhibit B and is incorporated by reference as if fully set forth; This was a Deed of Gift;

13. On or about September 23rd, 2022 Melissa Elliott prepared a document purporting to

CSH

be a Quitclaim Deed transferring the 431 Charles St. Henderson, N.C. 27536 property from Gang Free, Inc to MEM, Melissa Elliott, Pastor and this alleged Quitclaim Deed was recorded in Vance County Registry Deed Book 01422 Pages 575-0577 and then on or about October 18, 2022 Melissa Elliott prepared a document purporting to be a Quitclaim Deed transferring property which is not described from Gang Free, Inc. To MEM, Melissa Elliott, Pastor and this alleged Quitclaim Deed was recorded in Vance County Registry Deed Book 01423 Pages 1001-1004. These two deeds are attached hereto as Exhibits C & D respectively and are incorporated by reference as if fully set forth herein;

14. Upon information and belief even though these two deeds were executed by Jeanette Floyd as Chairman of Gang Free, Inc. the Board of Directors was not informed and did not approve these transfers. Further, these transfers were done as Deed of Gift and therefore Gang Free, Inc. did not receive any monetary benefit from these transfers;

15. On or about August 21, 2024 Gang Free, Inc. and MEM, Melissa Elliott Pastor aka Melissa Elliott Ministries transferred via a North Carolina General Warranty Deed of Gift the 431 Charles Street property. This deed is attached hereto as Exhibit E and is incorporated by reference as if fully set forth herein. There was no consideration paid to Gang Free, Inc. for this transfer of the property to Melissa Elliott.

16. Upon information and belief the Board of Directors of Gang Free, Inc was not informed of this transfer and did not approve this transfer stated in Paragraph 15 and in fact Melissa Elliott took steps to keep the Board of Directors from having knowledge of this transfer;

17. Upon information and belief Gang Free, Inc did not receive any value for this transfer much less fair market value for this transfer;

18. Upon information and belief within minutes of Melissa Elliott obtaining the Deed of



Gift for 431 Charles Street as stated in Paragraph 15 Melissa Elliott turned around and sold 431 Charles Street to Main Stream Capital Investments LLC for at least Fifty Five Thousand Dollars (\$55,000.00); This Deed is recorded in Vance County Registry Book 0145 Pages 0362-0363 and is attached as Exhibit F and is incorporated by reference as if fully set forth herein;

19. Upon information and belief Melissa Elliott received at least \$55,000.00 for this transfer described in Paragraph 18 and upon information and belief she did not give this money to Gang Free, Inc. for its use to help Gang Free, Inc combat gangs and gang activities in Henderson N.C. and the surrounding areas;

20. Upon information and belief Melissa Elliott has self dealt regarding the property of Gang Free, Inc. and acted in all respects in an ultra vires manner in her handling of 431 Charles Street property as it pertains to the sale of the property to Main Street Capital Investments, L.L.C. and Melissa Elliott has deprived Gang Free, Inc. of assets it could use to promote its declared charitable aims;

21. Natalie Butler as a citizen of Henderson, N.C. has standing to bring this lawsuit because she has a legitimate interest in Gang Free, Inc. using its property and monies to combat gangs and gang like activities in Henderson, N.C.

22. Natalie Butler is personally harmed by the self dealing and ultra vires activities of Melissa Elliott as it relates to Gang Free, Inc and such dealings deprive her of the benefits of Gang Free, Inc. combating gangs and gang like activities in Henderson N.C.;

23. Natalie Butler has a personal and definable interest in having Gang Free, Inc use its assets in a manner that allows Gang Free, Inc. to combat gangs and gang like activities in Henderson, N.C.;

24. The Defendant Melissa Elliott has an obligation to return the monies she wrongfully



received via her self dealing in the transfer of 431 Charles St. to her and the subsequent sale to Main Street Capital Investments, L.L.C. of at least Fifty Five Thousand Dollars;

25. Once the money is returned to Gang Free, Inc. Gang Free, Inc has an obligation to use these monies to combat gangs and gang like activities in Henderson, N.C.;

26. Natalie Butler has a personal and definable interest in having the court order Gang Free, Inc to disclose all its financial records to Natalie Butler in the interest of making sure Gang Free, Inc is lawfully handling its assets in a way that promotes Gang Free's mission of combating gangs and gang like activities in Henderson N.C.

WHEREFORE IT IS PRAYED

1. Melissa Elliott be ordered to turn over all the monies she received from the transfer of 431 Charles St. Henderson N.C. which is **at least** Fifty Five Thousand and 00/100 Dollars to Gang Free, Inc.
2. Gang Free, Inc. be ordered to provide to Natalie Butler a fully accounting of its assets;
3. For such other and further relief as the Court deems necessary and proper;

This is the 1st day of October, 2025

DAVIS & STURGES PLLC

BY :

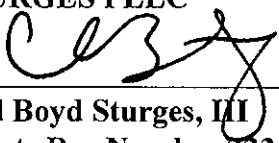

Conrad Boyd Sturges, III
N.C. State Bar Number 22342
P.O. Drawer 708
Louisburg, N.C. 27549
(919) 496-2137
(919) 496-6291 facsimile
bsturges@dstattys.com

Exhibit A

SOSID: 1110907
Date Filed: 8/12/2009 1:05:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C200908600766

**Articles of Incorporation
of
Gang Free, Incorporated
A Nonprofit Corporation**

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

Article 1

The name of this corporation is **Gang Free, Incorporated.**

Article 2

The name and address of the registered agent and registered office, including county of this corporation is:

Melissa Elliott
115 Westlake Drive
Henderson, North Carolina 27536
(Vance County)

Article 3

Gang Free, Incorporated is formed as a not for profit corporation. ***The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).*** The purposes for which the Corporation is to be formed are exclusively charitable, educational and not for profit, to wit:

- (a) Charitable activities promoting the awareness, alternative opportunities concerning gangs and gang-like activity in Henderson, North Carolina and the surrounding areas;

- (b) Educational promotion and providing for the better understanding and promotion of alternative opportunities to gangs and gang-like activity to the benefit of, to perform the functions of, to carry out the purposes of and to support or benefit Gang Free, Incorporated and other organizations providing services and support for the citizens of Henderson, North Carolina and the surrounding communities. The Corporation may engage in educational activities including the preparation of publications and educational materials, the sponsorship of lectures, demonstrations and seminars that promote awareness of gangs, gang-like activity and the elimination thereof and offering education for alternative opportunities to gang activity;
- (c) To accept, donate, use and administer any gifts and property for the benefit of and to support the provision of the above purposes;
- (d) To apply, accept, hold, invest, reinvest, and administer any gifts, grants, bequests, devises, benefits of trusts, and property of any sort, without limitation as to amount or value, and to use, disburse, or donate the income or principal thereof to exclusively perform the charitable and educational purposes of the Corporation;
- (e) Alone or in cooperation with other persons or organizations, to hold, lease, buy, own or sell property, to borrow money and issue bonds or other evidence of indebtedness, to execute mortgages or deeds of trust to secure the same, or to do any and all other lawful acts and things which may be necessary, useful, suitable, or proper for the furtherance,

accomplishment, or attainment of any or all of the purposes of the Corporation.

Article 4

The number of initial directors of this corporation shall be two and the names and addresses of the initial directors are as follows:

Melissa Elliott, CEO, Founder and Chairperson
115 Westlake Drive
Henderson, North Carolina 27536

Samuel Hargrove, Secretary
253 Vance Academy Road
Henderson, North Carolina 27537

Article 5

The name(s) and address(es) of the incorporator(s) of this corporation is/are:

Melissa Elliott
115 Westlake Drive
Henderson, North Carolina 27536

Article 6

The period of duration of this corporation is perpetual (indefinite).

Article 7

The Corporation is formed pursuant to the North Carolina Nonprofit Corporation Act. The Corporation shall have no members. The entire voting power of the Corporation shall be vested in its Board of Directors. The number of directors shall be specified in or fixed in accordance with the bylaws of the Corporation. The Board of Directors shall be self-perpetuating and shall elect Directors at each annual meeting of the Board of Directors.

Article 8

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision of the payment of all liabilities of the Corporation, distribute the assets of the Corporation to Gang Free, Incorporated or any successor thereto or, in the event such entity is no longer existing, to such organization or organizations which would then qualify under the provisions of Section 501 (c) (3) of the Code as may be determined by the Board of Directors best to fulfill the purposes of the Corporation.

Article 9

The Corporation shall indemnify an individual made a party to a proceeding because he or she is or was a director or officer of the Corporation if the director or officer conducted himself or herself in good faith and believed, in the case of conduct in an official capacity with the Corporation, that his or her conduct was in the Corporation's best interest; and in all other cases, that the conduct was at least not opposed to the Corporation's best interests and in the case of any criminal proceeding, the director or officer had no reasonable cause to believe the conduct was unlawful. The determination whether a director or officer has met this standard of conduct shall be determined in the manner fixed by statute with respect to statutory indemnification. The Corporation may not indemnify (1) in connection with a proceeding by or in the right of the Corporation in which the director or officer was adjudged liable to the Corporation or (2) in connection with any other proceeding charging improper personal benefit to him or her, whether or not involving action in an official

capacity, in which the director or officer was adjudged liable on the basis that personal benefit was improperly received by him or her.

The Corporation shall pay for or reimburse the reasonable expenses incurred by a director or officer who is a party to a proceeding in advance of final disposition of the proceeding if (1) the director or officer furnishes the Corporation a written statement of his or her good faith belief that he or she has met the standard of conduct described herein, (2) the director or officer furnishes the Corporation a written undertaking, executed personally on his or her behalf, to repay in advance if it is ultimately determined that the director or officer did not meet the standard of conduct, and (3) a determination is made that the facts then known to those making the determination would not preclude indemnification.

All terms defined in the North Carolina Nonprofit Corporations Act, as enacted and in effect on the date of these articles of incorporation, shall have the same meaning when used in this article. In the event that any provision of this article is determined to be unenforceable as being contrary to public policy, the remaining provisions shall continue to be enforced to the maximum extent permitted by law. Any indemnification under this article shall apply to a person who has ceased to have the capacity referred to herein, and may inure to the benefit of the heirs, executors and administrators of such a person. Any amendment to or repeal of this Article shall not adversely affect any right or protection of a director or officer of the Corporation for or with respect to any acts or omissions of such director or officer occurring prior to such amendment

or repeal.

Notwithstanding the foregoing, payments under this section with respect to a claim for indemnification shall be reduced to the extent the director or officer has not made reasonable efforts to reduce the amount of an indemnified loss by seeking contributions from other sources.

Article 10

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of purposes not in conflict with the requirements of 501(c)(3) of the Internal Revenue Code of 1986 as it may be amended from time to time and applicable regulations thereunder (or the corresponding provision of any future United States Internal Revenue Code (the "Code")). No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of and candidate for public office.

Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501 (c)(3) of the Code and (2) by a corporation, contributions to which are tax deductible by the contributor under Section 170 (c)(2) of the Code. The Corporation shall not

engage in or permit any unlawful discrimination, including any discrimination on the basis of race, color, sex, national origin or national origin, with respect to any activities, policies or programs.

Article 11

These articles will be effective upon filing, unless a later time and/or date is specified: This is the 8th day of March, 2008.

The undersigned incorporator hereby declares under penalty of perjury that the statements made in the foregoing Articles of Incorporation are true.



Melissa Elliott, Chief Executive Officer and Incorporator
GANG FREE, INCORPORATED

Exhibit B

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 0073 04012

This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Maude Miles Shaw Date: 12-01-17
Vance County Tax Office

FILED Dec 01, 2017 01:35 pm

BOOK 01336

PAGE 0352 THRU 0353

INSTRUMENT # 04724

RECORDING \$26.00

EXCISE TAX (None)

FILED

VANCE

COUNTY NC

CAROLYN R. PECORA

REGISTER

OF DEEDS CRP

Prepared by: Becky I. Matthews
PO Box 161, Henderson, NC 27536
NC State Bar # 8411

Mail after Recording:
GANG FREE, INC.
940 County Home Rd., Henderson, NC 27536

NORTH CAROLINA GENERAL WARRENTY DEED

TITLE NOT EXAMINED BY DRAFTSMAN Parcel Identifier: 0073-04-012 Revenue Stamps: GIFT

Description for Index: 431 Charles Street, Henderson, NC 27536

This Deed made this ___ day of December, 2017 by and between CRENSHAW INVESTMENTS, LLC., a N.C. Limited Liability Company, herein after "Grantor" and GANG FREE, INC., a 501(c) 3 Corporation, at 940 County Home Rd., Henderson, NC, 27536, herein after "Grantee."

WITNESSETH, that the Grantor, has and by these presents does grant, give and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Henderson, Vance County, North Carolina, having an address of 431 Charles Street, Henderson, N.C., and more particularly described as follows:

Beginning at a stake on Charles Street, 100 feet from Clark Street, running thence towards Southhall Avenue, along H.O. Falkner's line, 95 feet to a stake; thence parallel with Charles Street towards Clark Street, 50 feet; thence parallel with Clark Street, 95 feet to a stake on Charles Street; thence along Charles Street towards Falkner's corner 50 feet to a stake and place of beginning, the same being known and designated as Lot No.1 of Poythress subdivision of Bullock property, said lot fronting 50 feet on Charles Street and running back a depth of 95 feet.

Being the identical property conveyed to Maude Miles Shaw by deed recorded in Vance County Registry in Book 167, Page 105. See also deeds recorded in Book 451, Page 215, Book 459, Page 599, Book 703, Page 212, Book 709, page 710 and Book 908, Page 649, Vance County Registry.

Grantor herein acquired this property by instrument recorded September 26, 2012, in Book 1250, Page 1148, Vance County Registry. This property herein conveyed does not include the primary residence of the Grantor.

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.

The Grantor covenants with the Grantee, that Grantor is seized of the property in fee simple, has the right to convey same fee simple, and that title is marketable and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Existing rights of way for road ways and public utilities of record.
2. Vance County as valorem taxes for 2017 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed this document as of the date first set forth above.

CRENSHAW INVESTMENTS, LLC.

BY: Clay Barrow
Member/Manager CLAYTON BARROW

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, a Notary Public of said County and State aforesaid, certify that Clayton Barrow, Grantor herein above, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument as Member/Manager of Crenshaw Investments, LLC, a North Carolina Limited Liability Company, for the purposes stated therein.

Witness my hand and official seal, this 1st day of December 2017.

Karen F. Callahan
Notary Public

Print Notary Name:

Karen F. Callahan

My commission Expires:

7/18/18

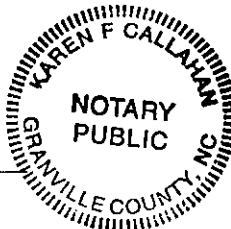


Exhibit C

1422
0575

-- BK 01422 PG 0575

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 0073 04012
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Matt Marrow Date: 9-23-22
Vance County Tax Office

FILED Sep 23, 2022 01:02 pm
BOOK 01422
PAGE 0575 THRU 0577
INSTRUMENT # 03993
RECORDING \$26.00
EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
CDN

Tax Parcel Number: 007304012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

no Revenue was exchanged

Prepared By:

Melissa Elliott Ministries MEM

After Recording Return To:

Melissa Elliott
115 Westlake Dr

On September 21, 2022 THE GRANTOR(S),

- Gang Free Inc, Jeanette Floyd, Board Chair

for and in consideration of: \$1.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- MEM, Melissa Elliott, Pastor, residing at 115 Westlake Dr, Henderson, Vance County, North Carolina 27536

the following described real estate, situated in Henderson, in the County of Vance, State of North Carolina

Legal Description: See attached *Exhibit A*

A map showing the property is recorded in Map/Cabinet 1336, Page 0352, Vance County.

Derivation: This property was acquired by the Grantor by a *NC non-warranty deed*, dated December 14, 2017 and recorded with the Vance recorder, in Book 1336, Page 0352, Vance

County.

- BK 01422 PG 0576

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Mail Tax Statements To:
Melissa Elliott
115 Westlake Dr
Henderson, North Carolina 27536

[SIGNATURE PAGE FOLLOWS]

BK 01422 PG 0577

Grantor Signatures:

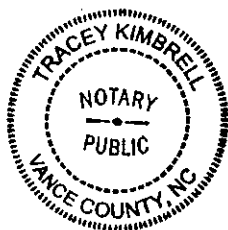
DATED: Sept. 23, 2022

Jeanette B. Floyd

Jeanette Floyd, Board Chair, on behalf of Gang Free Inc

STATE OF NORTH CAROLINA, COUNTY OF VANCE, ss:

On this 23rd day of September, 2022, before me,
Tracey Kimbrell, personally appeared Jeanette Floyd, Board Chair, on
behalf of Gang Free Inc, known to me (or satisfactorily proven) to be the persons whose names
are subscribed to the within instrument and acknowledged that they executed the same as for the
purposes therein contained.



In witness whereof I hereunto set my hand and
official seal.

Tracey Kimbrell
Notary Public

Executive Assistant City of Henderson
Title (and Rank)

My commission expires 9-21-25

Exhibit D

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 007304012

This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Bill R. Anghu
Vance County Tax Office

Date: 10/18/22

FILED Oct 18, 2022 03:59 pm

BOOK 01423

PAGE 1001 THRU 1005

INSTRUMENT # 04389

RECORDING \$26.00

EXCISE TAX (None)

FILED

VANCE

COUNTY NC

CASSANDRA D. NEAL

REGISTER

OF DEEDS

KHC

Tax Parcel Number: 007304012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

Prepared By:

Melissa Elliott Ministries MEM

No Revenue exchanged

After Recording Return To:

Melissa Elliott

115 Westlake Dr

On September 21, 2022 THE GRANTOR(S),

- Gang Free Inc, Jeanette Floyd, Board Chair

for and in consideration of: \$1.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- MEM, Melissa Elliott, Pastor, residing at 115 Westlake Dr, Henderson, Vance County, North Carolina 27536

the following described real estate, situated in Henderson, in the County of Vance, State of North Carolina

Legal Description: See attached *Exhibit A*

A map showing the property is recorded in Map/Cabinet 1336, Page 0352, Vance County.

Derivation: This property was acquired by the Grantor by NC Non-Warranty Deed, dated December 14, 2017 and recorded with the Vance recorder, in Book 1336, Page 0352, Vance

County.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

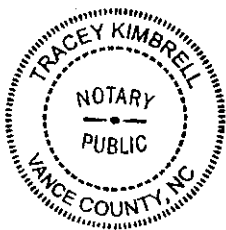
Mail Tax Statements To:
Melissa Elliott
115 Westlake Dr
Henderson, North Carolina 27536

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:DATED: 10-18-2022
Jeanette Floyd, Board Chair, on behalf of Gang Free Inc

STATE OF NORTH CAROLINA, COUNTY OF VANCE, ss:

On this 18th day of October, 2022, before me,
Tracey Kimbrell, personally appeared Jeanette Floyd, Board Chair, on
behalf of Gang Free Inc, known to me (or satisfactorily proven) to be the persons whose names
are subscribed to the within instrument and acknowledged that they executed the same as for the
purposes therein contained.



In witness whereof I hereunto set my hand and
official seal.

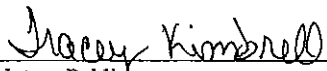
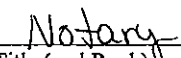

Notary Public
Title (and Rank)My commission expires 9-21-25

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Exhibit E

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 0073 04012
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Valerie Cannon Date: 08-21-2024
Vance County Tax Office

FILED Aug 21, 2024 02:38 pm
BOOK 01450
PAGE 0359 THRU 0361
INSTRUMENT # 02688
RECORDING \$26.00
EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
CDT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: GIFT DEED/NO CONSIDERATION

Recording Time, Book and Page

Tax Map No. 0073-04-012

Parcel Identifier No.

Mail after recording to: Lori A Renn, Attorney at Law, 409 Young Street, Henderson, NC 27536

This instrument was prepared by: Lori A. Renn, a N.C. licensed attorney

Brief Description for the Index: 431 Charles Street

THIS DEED made this 21st day of August, 2024 by and between

GRANTOR

Gang Free, Inc., A North Carolina Corporation, and
MEM, Melissa Elliott, Pastor,
a/k/a Melissa Elliott Ministries,
A North Carolina Non-Profit Corporation
115 Westlake Drive
Henderson, N. C. 27536

GRANTEE

Melissa Elliott, unmarried
115 Westlake Drive
Henderson, N. C. 27536

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 Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

Beginning at a stake on Charles Street, 100 feet from Clark Street, running thence towards Southhall Avenue, along H.O. Falkner's line 95 feet to a stake, thence parallel with Charles Street towards Clark Street, 50 feet; thence parallel with Clark Street, 95 feet to a stake on Charles Street; thence along Charles Street towards Falkner's corner 50 feet to a stake and place of beginning, the same being known and designated as Lot No. 1 of Poythress subdivision of Bullock property, said lot fronting 50 feet on Charles Street and running back a depth of 95 feet.

Being the identical property conveyed to Maude Mile Shaw by deed recorded in Vance County Registry in Book 167, Page 105. See also deeds recorded in Book 451, Page 215, Book 459, Page 599, Book 703, Page 212, Book 709, Page 710 and Book 908, Page

649, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1422, Page 575 and in Book 1423, Page 1001, Vance County Registry. This deed is executed to correct the name of the Grantee in Deed Book 1422, Page 575 and in Book 1423, Page 1001, Vance County Registry to the intended Grantee as named herein, Melissa Elliott.

A map showing the above described property is recorded in Book "____", Page _____, Vance County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

- a. Existing rights of way for roadways and public utilities of record.

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 officer(s), the day and year first above written.

Gang Free, Inc.

By: Jeanette Branch Floyd
Jeanette Branch Floyd, Director

MEM, Melissa Elliott, Pastor,
a/k/a Melissa Elliott Ministries

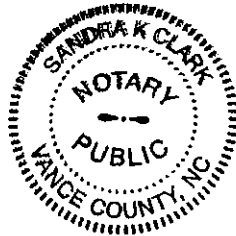
BY: Pattie Terry
Pattie Terry, Chairman of the Board

BY: Melissa Elliott
Melissa Elliott, Pastor

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, notary public, certify that Jeanette Branch Floyd personally came before me this day and acknowledged that she is Director of Gang Free Inc., a North Carolina Non-Profit Corporation, and that she, as Director and being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this 21st day of August, 2024.

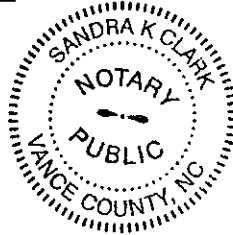
My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, notary public, certify that **Pattie Terry** personally came before me this day and acknowledged that she is the Chairman of the Board of **MEM, Melissa Elliott, Pastor, a/k/a Melissa Elliott Ministries**, a North Carolina Non-Profit Corporation, and that she, as Chairman of the Board and being authorized to do so, executed the foregoing on behalf of the non-profit corporation. Witness my hand and official seal, this 21st day of August, 2024.

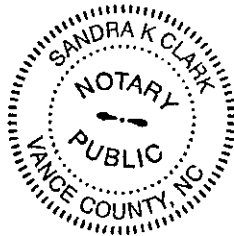
My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, notary public, certify that **Melissa Elliott** personally came before me this day and acknowledged that she is the Pastor of **MEM, Melissa Elliott, Pastor, a/k/a Melissa Elliott Ministries**, a North Carolina Non-Profit Corporation, and that she, as Pastor and being authorized to do so, executed the foregoing on behalf of the non-profit corporation. Witness my hand and official seal, this 21st day of August, 2024.

My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

Exhibit F

This certifies that there are no delinquent ad valorem real estate taxes, which the Vance County Tax Collector is charged with collecting, that are a lien on:

Pin Number: 0073 04012

This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Valerie Quinn
Vance County Tax Office

Date: 08-21-2024

FILED Aug 21, 2024 02:39 pm

BOOK 01450

PAGE 0362 THRU 0363

INSTRUMENT # 02689

RECORDING \$26.00

EXCISE TAX \$110.00

FILED
VANCE
COUNTY NC
CASSANDRA D. NEAL
REGISTER
OF DEEDS
CDT

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ 110.00

Recording Time, Book and Page

Tax Map No. 0073-04-012

Parcel Identifier No.

Mail after recording to: Lori A Renn, Attorney at Law, 409 Young Street, Henderson, NC 27536

This instrument was prepared by: Lori A. Renn, a N.C. licensed attorney

Brief Description for the Index: 431 Charles Street

THIS DEED made this 21st day of August, 2024 by and between

GRANTOR

Melissa Elliott, unmarried
115 Westlake Drive
Henderson, N. C. 27536

GRANTEE

Main Stream Capital Investments, LLC,
A North Carolina Limited Liability Company
2495 S. Chavis Road
Kittrell, N. C. 27544

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 Henderson, Henderson Township, Vance County, North Carolina and more particularly described as follows:

Beginning at a stake on Charles Street, 100 feet from Clark Street, running thence towards Southhall Avenue, along H.O. Falkner's line 95 feet to a stake, thence parallel with Charles Street towards Clark Street, 50 feet; thence parallel with Clark Street, 95 feet to a stake on Charles Street; thence along Charles Street towards Falkner's corner 50 feet to a stake and place of beginning, the same being known and designated as Lot No. 1 of Poytbress subdivision of Bullock property, said lot fronting 50 feet on Charles Street and running back a depth of 95 feet.

Being the identical property conveyed to Maude Mile Shaw by deed recorded in Vance County Registry in Book 167, Page 105. See also deeds recorded in Book 451, Page 215, Book 459, Page 599, Book 703, Page 212, Book 709, Page 710 and Book 908, Page 649, Vance County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1422, Page 575 and corrected in Book 1423, Page 1001 and in Book _____, Page _____, Vance County Registry.

A map showing the above described property is recorded in Book "____", Page _____, Vance County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

- a. Existing rights of way for roadways and public utilities of record.

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 officer(s), the day and year first above written.

(ENTITY NAME)

Melissa Elliott (SEAL)
Melissa Elliott

By: _____
Title: _____

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, Sandra K. Clark, a notary public, certify that Melissa Elliott personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal, this 21st day of August, 2024.

My Commission Expires: 05/24/2028

Sandra K. Clark
Notary Public

