

**NORTH CAROLINA NON-WARRANTY DEED**

Revenue Stamps/Excise Tax: \$00 (No Taxable Consideration)

Parcel Identifier Number: 3283-70-9907-0000; 3283-70-8908-0000; 3283-70-7904-0000

Prepared by/return to: CLINE DONALDSON, PLLC, 5725 Oleander Dr, Ste G-3, Wilmington, NC 28403

BRIEF DESCRIPTION FOR INDEX: Lots A-20, A-21, A-22, Sandstone Cove

The Preparer has made NO record search or examination as to the property herein described, unless the same is shown by his written and signed certificate.

THIS NON-WARRANTY DEED, made this 3<sup>rd</sup> day of March, 2026 by and between:

**GRANTOR**

Lindsay Sugden and husband, Peter B. Sugden

233 Willimantic Drive, Marstons Mills, MA 02648

**GRANTEE**

SandStone Investments, llc, a North Carolina limited liability company

116 Sound View Dr N, Hampstead NC 28443

**WITNESSETH:**

That said **GRANTOR(S)**, for an in consideration of the sum of No Dollars and No/100 (\$0.00), the receipt whereof is hereby acknowledged, have remised and by these presents do remise, release, and forever quitclaim unto **GRANTEE(S)**, its successors and assigns forever, all right, title, claim, and interest of the said **GRANTOR(S)** in and to that certain real property located in the County of Pender, City of Hampstead, North Carolina, and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

**SUBJECT TO** the provisions of all applicable zoning and land use ordinances, statutes and regulations; taxes for the current year, and subsequent years, not yet due and payable; all applicable easements, rights of way, restrictions, and reservations of mineral rights of record, including without limitation of all covenants conditions, restrictions and easements running with the title as set forth in the Pender County Registry; and any other matters appearing of record in the Pender County Registry, as of the date of this Deed.

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges thereunto belonging to the GRANTEE(S) and heirs and assigns, free and discharged of all right, title, claim, or interest of the GRANTOR(S) or anyone claiming by, through, or under them.

**IN TESTIMONY WHEREOF**, the said GRANTOR(S) have caused this instrument to be executed the day and year first above written.

By: [Signature]  
Name: Lindsay Sugden

By: [Signature]  
Name: Peter B. Sugden

State of Massachusetts

~~STATE OF NORTH CAROLINA~~

COUNTY OF Barnstable

I, Ana Maria Souza, a Notary Public, certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lindsay Sugden and Peter B. Sugden.

Witness my hand and official seal or stamp this 3<sup>rd</sup> day of March, 2020

[AFFIX SEAL]

[Signature]  
Notary Public

My commissions expires: 08/06/2032



**EXHIBIT "A"**

BEING ALL of Lots A-20, A-21, A-22, as shown on that plat recorded in Map Book 78, at Pages 1-7, Pender County Registry, reference to which is hereby made for a more accurate and complete description thereof.

SUBJECT TO that certain DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR SANDSTONE COVE, recorded in Book 4884, Page 601, et. seq., Pender County Registry.

Back Deed Reference: Book 4866, Page 1574