

RETURNED TO: *Delamar*
DATE RETURNED: *9.29.13*



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Recorded: 09/27/2013 at 02:17:10 PM
Fee Amt: \$1,706.00 Page 1 of 3
Revenue Tax: \$1,680.00
Pamlico, NC
Lynn H. Lewis Register of Deeds
BK **585** PG **295-297**

If checked, the property includes the primary residence of at least one of the parties depicted as grantor. (N.C. Gen. Stat. § 105-317.2)

NORTH CAROLINA
PAMLICO COUNTY

WARRANTY DEED

THIS DEED, made and entered into this 16th day of September, 2013, by and between MILES C. SHOREY, III and wife, JANICE S. SHOREY, Post Office Box 266, Oriental, North Carolina 28571, hereinafter called "grantors", and CHAS 1, LLC, A North Carolina Limited Liability Company, *P.O. Box 280 ORIENTAL, NC 28571*, hereinafter called "grantee";

W I T N E S S E T H:

That grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said CHAS 1, LLC and its successors and assigns, a certain tract or parcel of land in the Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

BEGINNING at an existing iron stake at grantors' southeast corner, it being the northeast corner of that tract containing 32.74 acres conveyed by grantors to Whittaker Pointe Properties, LLC by deed dated June 29, 1999 and recorded in Book 345 at page 461, Pamlico County Registry, and running thence from said POINT OF BEGINNING North 28° 00' 42" West with grantors' eastern line 1498.55 feet to grantors' northeast corner, thence South 61° 11' 46" West with grantors' northern line 1279.46 feet to the eastern edge of Whittaker Creek, grantors' northwest corner, thence southward with the creek edge to the northwest corner of that tract containing 7.87 acres conveyed by grantors to Whittaker Pointe Properties, LLC by deed dated March 16, 2003 and recorded in Book 395 at page 1, Pamlico County Registry, thence with the northern line of that 7.87 acre tract North 67° 16' 53" East 804.74 feet to its northeast corner, thence with the Whittaker Point Properties, LLC eastern and northern line the following two courses and

Prepared by HOLLOWELL & HOLLOWELL
Attorneys at Law
Bayboro, North Carolina 28515

distances: South 67° 52' 17" East 646.18 feet, North 67° 25' 17" East 393.46 feet to the POINT OF BEGINNING containing 35.20 acres, more or less.

AS AN APPURTENANCE to the above-described 35.20 acre tract there is also conveyed herewith the following perpetual easements:

EASEMENT #1: A perpetual, non-exclusive easement fifty feet in width for ingress, egress and regress and the installation and maintenance of utilities (said easement bisecting EXCEPTION #1 described below), the eastern line of which is more particularly described as follows:

BEGINNING at the southwest corner of that lot conveyed by grantors to Miles C. Shorey, IV by deed dated October 3, 2000 and recorded in Book 357 at page 905, Pamlico County Registry, and running thence from said POINT OF BEGINNING North 27° 36' 51" West approximately 480 feet to the northern line of EXCEPTION #1.

EASEMENT #2: That easement sixty feet in width and the obligations contained therein, described in that instrument dated December 29, 1999 and recorded in Book 350 at page 528, Pamlico County Registry, the description and obligations of which are incorporated herein by reference.

SAVING AND EXCEPTING from the above-described tract are the following parcels:

EXCEPTION #1: BEGINNING at grantors' southeast corner as described above and running thence from said POINT OF BEGINNING North 28° 00' 42" West with grantors' eastern line approximately 480 feet to a point where the northern line of Whittaker Pointe Properties, LLC's 7.87 acre tract extended eastward would intersect, thence South 67° 16' 53" West 393.46 feet, thence South 28° 00' 42" West approximately 480 feet to the grantors' southern line, it also being Whittaker Pointe Properties' northern line of the 32.74 acre tract, thence North 64° 25' 17" East with said line 393.46 feet to the POINT OF BEGINNING.

EXCEPTION #2: Those rights conveyed by grantors to Sea Harbour Condominium Yacht Club, Inc. in that agreement dated December 23, 1999 and recorded in Book 350 at page 525, Pamlico County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said CHAS 1, LLC and its successors and assigns, in fee simple forever.

And grantors, for themselves, their executors and administrators, covenant with grantee and its successors and assigns, that they are seized of said premises in fee; that they have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

Miles C. Shorey, III (SEAL)
MILES C. SHOREY, III

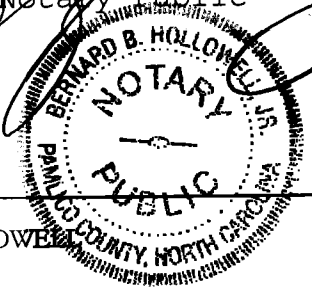
Janice S. Shorey (SEAL)
JANICE S. SHOREY

STATE OF *NC*
COUNTY OF *Pamlico*

I, *Bernard B. Hollowell, Jr.*, a Notary Public in and for said county and state, do hereby certify that MILES C. SHOREY, III and JANICE S. SHOREY, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

Witness my hand and notarial seal/stamp, this the *27th* day of September, 2013.

My commission expires: *11/16/2013*
Bernard B. Hollowell, Jr.
Notary Public



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