

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 10007072G

Mail after recording to: Grantee

This instrument was prepared by: S. Vann Sauls, P.A. - Attorney at Law

THIS DEED made this <sup>25</sup> day of <sup>March</sup> 202<sup>5</sup> by and between

GRANTOR

Brown Pelican Construction, LLC

Mailing Address: 1931 Allen's Crossroads Road Four Oaks, NC 27524

GRANTEE

Carroll Construction Homes, Inc.

Mailing Address: 63 Veron Court Willow Spring, NC 27592

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 and more particularly described as follows:

**BEING all of Lot 16, containing 0.74 acre, more or less, respectively, Maxwell Farm Subdivision, according to a survey recorded in Plat Book 99, at Page 382, Johnston County Register of Deeds, reference to which is hereby made for a more complete and accurate description.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6585, Page 968, Johnston County Registry.

A map showing the above described property is recorded in Plat Book 99, Page 382, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? No

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:

- 1. Ad valorem taxes for the year 2025 and thereafter.
- 2. Easements, restrictions, and rights of way of record in the Johnston County Register of Deeds.

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.


State of \_\_\_\_\_, Johnston COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: . Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

By:   
 \_\_\_\_\_  
 Jason Grady, Brown Pelican Construction, LLC  
 Title: Member/Manager

(SEAL) \_\_\_\_\_

By: \_\_\_\_\_

(SEAL) \_\_\_\_\_

Title: \_\_\_\_\_

NC Johnston COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jason Grady, Member/Manager, Brown Pelican Construction, LLC .

Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

NORTH CAROLINA  
Johnston COUNTY

I, the undersigned Notary Public of Johnston County and State aforesaid, certify that Jason Grady, personally appeared before me this day and acknowledged that he is the Manager/Member of Brown Pelican Construction, LLC and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 29 day of March, 2025.

Erin D. Myers  
Notary Public  
Printed Name: Erin D. Myers  
My Commission Expires: 02/04/2029

