

No Title Certification or Tax Advice Requested of or Provided by Draftsman

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

REVENUE STAMPS: \$ 866.00

PARCEL #: 3206-88-7416-0000

DRAWN BY: BOYLES & CALLIHAN, PLLC / KH  
319 North 4<sup>th</sup> Street, Wilmington, NC 28401  
RETURN TO: MIDTOWN LAW WILMINGTON  
1712 Eastwood Road, Ste 210, Wilmington, NC 28403  
GRANTOR MAILING ADDRESS: P.O. Box 1100, Rocky Point, NC 28457  
PROPERTY CONVEYED: 74 S Hummingbird Lane, Rocky Point, NC 28457  
GRANTOR PRIMARY RESIDENCE:  Yes  No  
GRANTEE'S MAILING ADDRESS: 74 S Hummingbird Lane, Rocky Point, NC 28457

**Brief Legal: 3.0A More Or Less MB 22 72**

This deed made and entered into this 15<sup>th</sup> day of June, 2023, by and between **J. LEE SHORTT, JR. and wife LORETTA S. SHORTT** Grantor(s), and **TARA MARIE EBBERT, Unmarried, Grantee(s)**.

WITNESSETH, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these present does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land located in the county of **PENDER** State of **NORTH CAROLINA**, more particularly described as follows:

**SEE ATTACHED: EXHIBIT A**

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantor in fee simple.

The Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 whomever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations; 2023 ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

In witness whereof, the Grantor(s) have hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Submitted electronically by "Midtown Property Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pender County Register of Deeds.

J Lee Shortt Jr  
GRANTOR: J. LEE SHORTT, JR.

(SEAL)

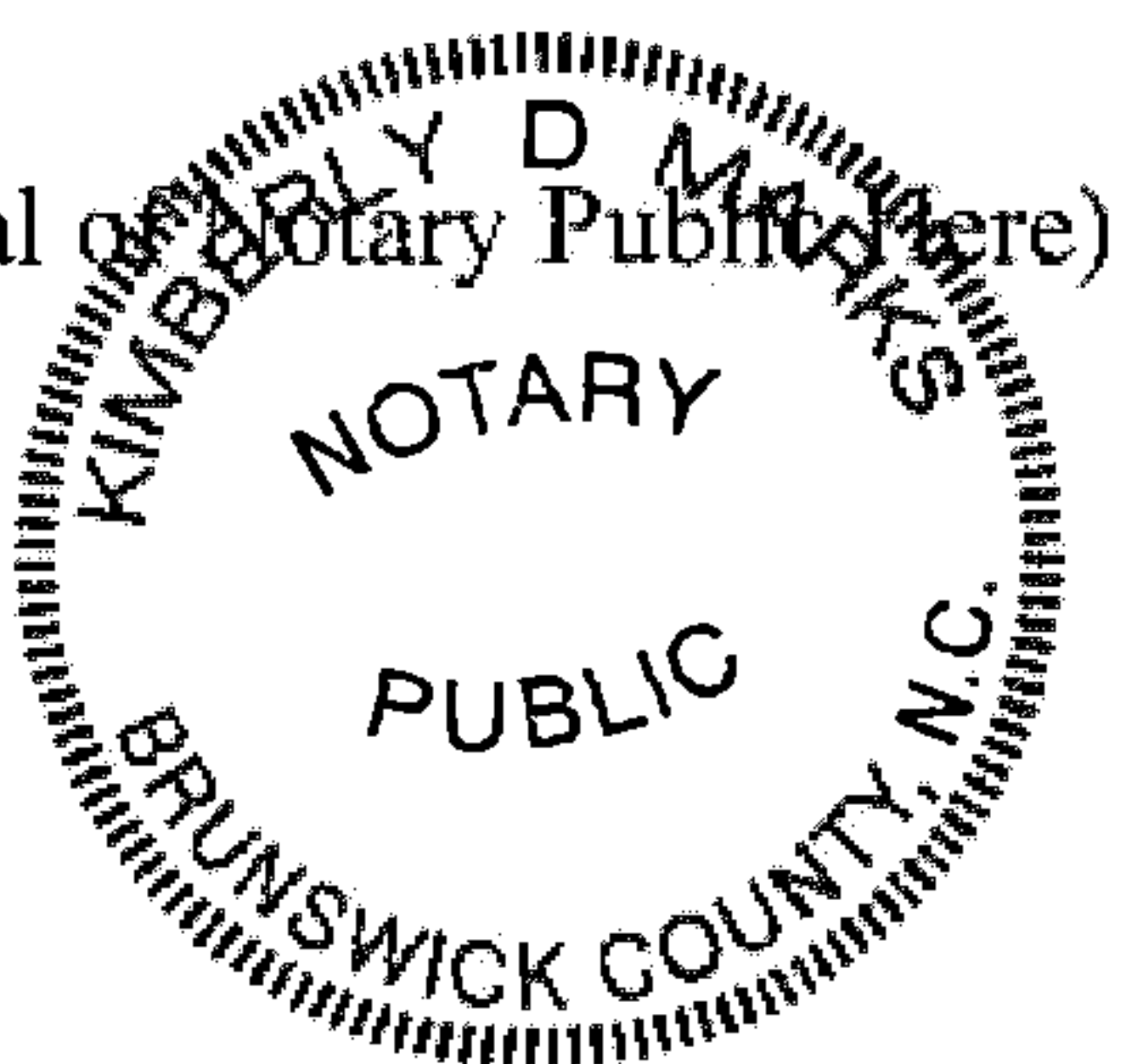
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I certify that the following person(s), **J. LEE SHORTT, JR.**, personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **GRANTOR(S)**,

[Check One]

- (i) I have personal knowledge of the identity of the principal(s); or
- (ii) I have seen satisfactory evidence of the principal's identity by a current state or federal identification, with the principal's photograph, in the form of a NCDL.

(Official Seal of Notary Public (here))



Date: June 15, 2023

Kimberly D Marks  
Notary Public Signature

My Commission Expires: 3-29-20

Loretta S. Shortt  
GRANTOR: LORETTA S. SHORTT

(SEAL)

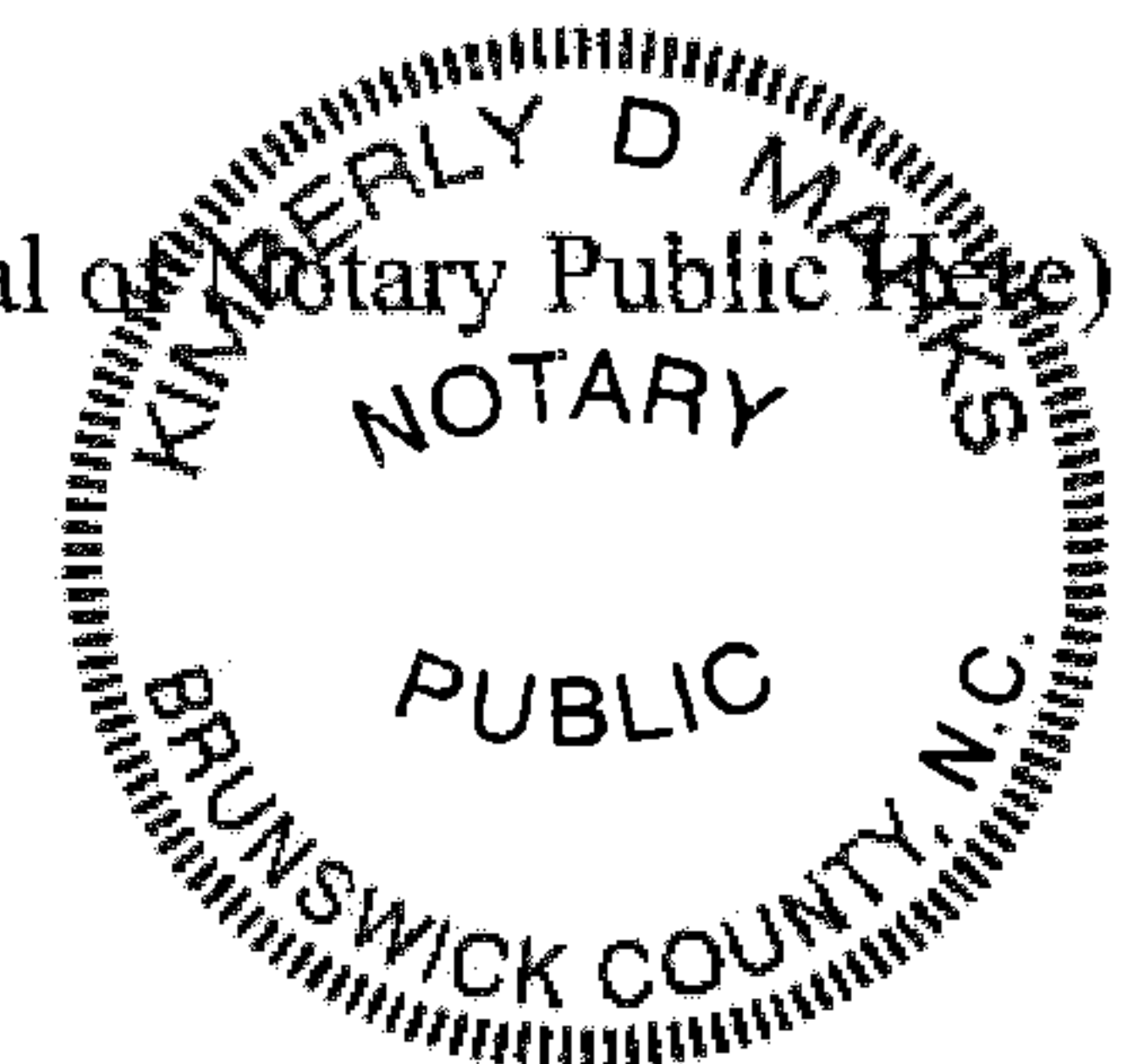
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I certify that the following person(s), **LORETTA S. SHORTT**, personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **GRANTOR(S)**,

[Check One]

- (i) I have personal knowledge of the identity of the principal(s); or
- (ii) I have seen satisfactory evidence of the principal's identity by a current state or federal identification, with the principal's photograph, in the form of a NCDL.

(Official Seal of Notary Public (here))



Date: June 15, 2023

Kimberly D Marks  
Notary Public Signature

My Commission Expires: 3-29-20

EXHIBIT "A"  
3.00 ACRE TRACT

BEGINNING AT A POINT IN THE CENTERLINE OF HUMMINGBIRD LANE (60.0 FOOT RIGHT OF WAY) AS SHOWN ON A MAP OF CHARLES HIGHSMITH DIVISION AS RECORDED IN MAP BOOK 22 AT PAGE 72 OF THE PENDER COUNTY REGISTRY; SAID POINT BEING LOCATED NORTH 62 DEGREES 58 MINUTES 35 SECONDS WEST 296.15 FEET FROM THE INTERSECTION OF THE DIVIDING LINE OF LOT 16 AND 17 AND THE CENTERLINE OF THE AFOREMENTIONED HUMMINGBIRD LANE; RUNNING THENCE FROM SAID BEGINNING SOUTH 25 DEGREES 37 MINUTES 55 SECONDS WEST 603.0 FEET TO A POINT IN THE RUN OF A SMALL BRANCH; RUNNING THENCE WITH THE RUN OF THE BRANCH NORTH 50 DEGREES 22 MINUTES 50 SECONDS WEST 84.81 FEET TO A POINT; RUNNING THENCE WITH THE RUN OF THE BRANCH NORTH 60 DEGREES 59 MINUTES 55 SECONDS WEST 50.87 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 15 MINUTES 51 SECONDS WEST 309.99 FEET TO A POINT; RUNNING THENCE NORTH 25 DEGREES 37 MINUTES 55 SECONDS EAST 307.17 FEET TO A POINT IN THE CENTERLINE OF HUMMINGBIRD LANE; RUNNING THENCE WITH THE CENTERLINE OF HUMMINGBIRD LANE SOUTH 62 DEGREES 58 MINUTES 35 SECONDS EAST 268.54 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES MORE OR LESS AFTER THE EXCLUSION OF THE RIGHT OF WAY OF HUMMINGBIRD LANE, AND BEING A PORTION OF THE 7.118 ACRE TRACT CONVEYED TO PERRY JEFFERSON WHITMAN, III AND WIFE ELLEN P. WHITMAN BY DEED AS RECORDED IN BOOK 1525 AT PAGE 124 OF THE PENDER COUNTY REGISTRY.