

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 8/11/2022 8:52:22 AM
 Fee Amt: \$1,052.00 Page 1 of 3
 Revenue Tax: \$1,026.00
 Pitt County, NC
 Lisa P. Nichols REG OF DEEDS

BK 4321 PG 49 - 51

Revenue \$ 1026

Tax ID#: 70776

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: Kellie C. Gonzalez, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

After recording mail to: Grantee

Brief description for the index:

THIS DEED, made this the 5 day of August, 2022, by and between

| GRANTOR | GRANTEE |
|---|---|
| Robert L. Gutermuth And spouse Sherry L. Gutermuth 1908 Stonewood Drive, Winterville NC 28590 | Margaret G. Wilson And spouse Charles K. Wilson 959 Van Gert Drive, Winterville, NC 28590 |

The above described property (X) does () does not include the primary residence of the Grantor.

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, their heirs, successors, administrators and assigns, all that certain lot or parcel of land, which was acquired by Grantor by deed recorded in Book 3803, Page 598, PITT County, North Carolina and more particularly described as follows:

See Exhibit A Legal Description

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

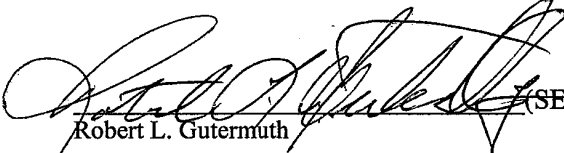
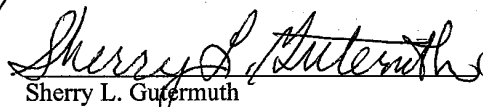
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and

submitted electronically by "Gonzalez Law Firm, PLLC dba Capital to Coast NC Law Group" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pitt County Register of Deeds.

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:
Subject to Ad valorem taxes for the current year;
Easements, Rights of way and Restrictions which may appear of record;
General Utility Easements of record;
Restrictive and Protective Covenants of record and any Amendments thereto.

IN WITNESS WHEREOF, the Grantor(s) has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Robert L. Gutermuth
 (SEAL)
Sherry L. Gutermuth

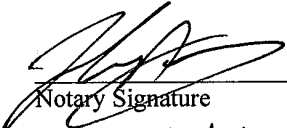
STATE OF NORTH CAROLINA
Pitt COUNTY

I, John Ashby, the undersigned Notary Public of Pitt County and State of North Carolina, certify that Robert L. Gutermuth and Sherry L. Gutermuth personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 5 day of August, 2022.

My commission expires: 10/30/2024

SEAL-STAMP

 Notary Public
Notary Signature
John Ashby
Printed Name of Notary

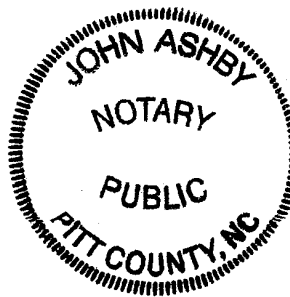


Exhibit A Legal Description

Lying and being in Winterville Township, Pitt County, North Carolina and being all of Lot 44 on map entitled "Corey Ridge, Section Two, Phase One and a Recombination of Lots 1A and 4A, Corey Rodge" dated July 15, 2005 and prepared by Spruill & Associates, Inc., and recorded in Map Book 64, Pages 3 and 4, Pitt County Registry.