



Excise Tax: \$ 24.⁰⁰

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Brief Description: Lot 619 & Lot 620 Boling Spring Lakes
Prepared By: Gary S. Lawrence, 1226 N. Howe Street, Southport, NC 28461
This instrument was prepared by a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick
County Tax Collector upon disbursement of closing proceeds
Parcel Identifier No: 156OC008 and 156OC00801

THIS DEED made this 12 day of December, 2023, by and between

GRANTOR

Jorge Pereira and wife Hilda Pereira
119 Francis Street
Keyport, NJ 07735

GRANTEE

Dylan Lackey
109 E. 11th Ave.
Lexington, NC 27292

WITNESSETH

THAT said 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 situated in Brunswick County,



North Carolina and more particularly described as follows:

See Exhibit "A" attached and incorporated herein.

This property does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1127, Page 1077 of the Brunswick County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel 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, other than the following exceptions:

- 1. Applicable easement and restrictions of record.
- 2. Ad valorem taxes for the current year.

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


 _____ (SEAL)
 Jorge Pereira


 _____ (SEAL)
 Hilda Pereira


STATE OF NEW JERSEY
COUNTY OF Monmouth

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: Jorge Pereira and Hilda Pereira.

This 12 day of December, 2023.

(NOTARY SEAL)

KRISTINE M. FERRIGNO
 Notary Public, State of New Jersey
 Comm. # 50190488
 My Commission Expires 03/30/2027



 Notary Public

Kristine Ferrigno

 (Print notary name)

My Commission Expires: 3/30/2027

EXHIBIT "A"

Situated in the City of Boiling Spring Lakes, Town Creek Township, Brunswick County, North Carolina and more particularly described as follows:

Parcel I**Lot 619, Section 38-W**

Beginning at an iron on the eastern right-of-way of Brittany Road, said point being South 38 degrees 02 minutes West 480 feet from the Southern right-of-way of Bermuda Road, thence from the beginning South 51 degrees 58 minutes East 200 feet to an iron, thence South 38 degrees 02 minutes West 80 feet to an iron, thence North 51 degrees 58 minutes West 200 feet to an iron, thence North 38 degrees 02 minutes East 80 feet to the BEGINNING, being Lot 619 as shown on plat entitled, "Section 38-W, West Boiling Spring Lakes."

Parcel No. 156OC008

Parcel II**Lot 620, Section 38-W**

BEGINNING at an iron on the Eastern right-of-way of Brittany Road, said point being South 38 degrees 02 minutes West 400 feet from the Southern right-of-way of Bermuda Road, thence from the beginning South 51 degrees 58 minutes East 200 feet to an iron, thence South 38 degrees 02 minutes West 80 feet to an iron, thence North 51 degrees 58 minutes West 200 feet to an iron, thence North 38 degrees 02 minutes East 80 feet to the BEGINNING, being Lot 620 as shown on plat entitled, "Section 38-W, West Boiling Spring Lake."

Parcel No. 156OC00801