

BK 3779 PG 326 - 329 (4) DOC# 10118563  
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Fee: \$26.00 DocType: DEED Tax: \$220.00  
Craven County, North Carolina  
Michelle L. Toth, Register of Deeds

WARRANTY DEED

Prepared by Brian Z. Taylor  
& return to: White & Allen, P.A.

Property was not Grantors primary residence

NORTH CAROLINA

CRAVEN COUNTY

Tax Stamps: \$220.00  
Parcel No.: 8-203-9-004 &  
Portion of 8-203-9-005

THIS DEED, made this 16<sup>th</sup> day of October, 2023, by  
TRENT UTILITIES, INC., a North Carolina corporation, whose  
address is 905 Hampton Way, Trent Woods, NC 28562, Grantor; to  
JAMES E. JONES, JR. and wife, PATRICIA MURRAY JONES, whose  
address is P.O. Box 12385 New Bern, NC 28561  
\_\_\_\_\_, Grantee;

W I T N E S S E T H:

That Grantor, for a valuable consideration paid by  
Grantee, the receipt of which is hereby acknowledged, has sold,  
and by these presents, does grant, bargain, sell and convey unto  
Grantee, their heirs and assigns, in fee simple, that parcel of  
land lying and being in Number Eight (8) Township, Craven  
County, North Carolina, and more particularly described as  
follows:

See the attached Exhibit A for Legal Description

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

And Grantor covenants with Grantee that Grantor is seized of said premises in fee, has the right to convey the same in fee simple, that title is marketable and free and clear of all liens, encumbrances or defects, including those which would be revealed by a current and accurate survey of the Property, and Grantor will warrant and defend the title against the claims of all persons whomsoever, subject to ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and such other liens, encumbrances or defects as may be assumed or specifically approved by Buyer in writing.

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.

IN WITNESS WHEREOF, the Grantor has caused this deed to be signed in its corporate name by its duly authorized officers by authority of the Board of Directors, the day and year first above written.

TRENT UTILITIES, INC.

BY:

*[Handwritten Signature]*

(SEAL)

PAUL W. CRAYTON, JR., President

STATE OF NORTH CAROLINA

CRAVEN COUNTY

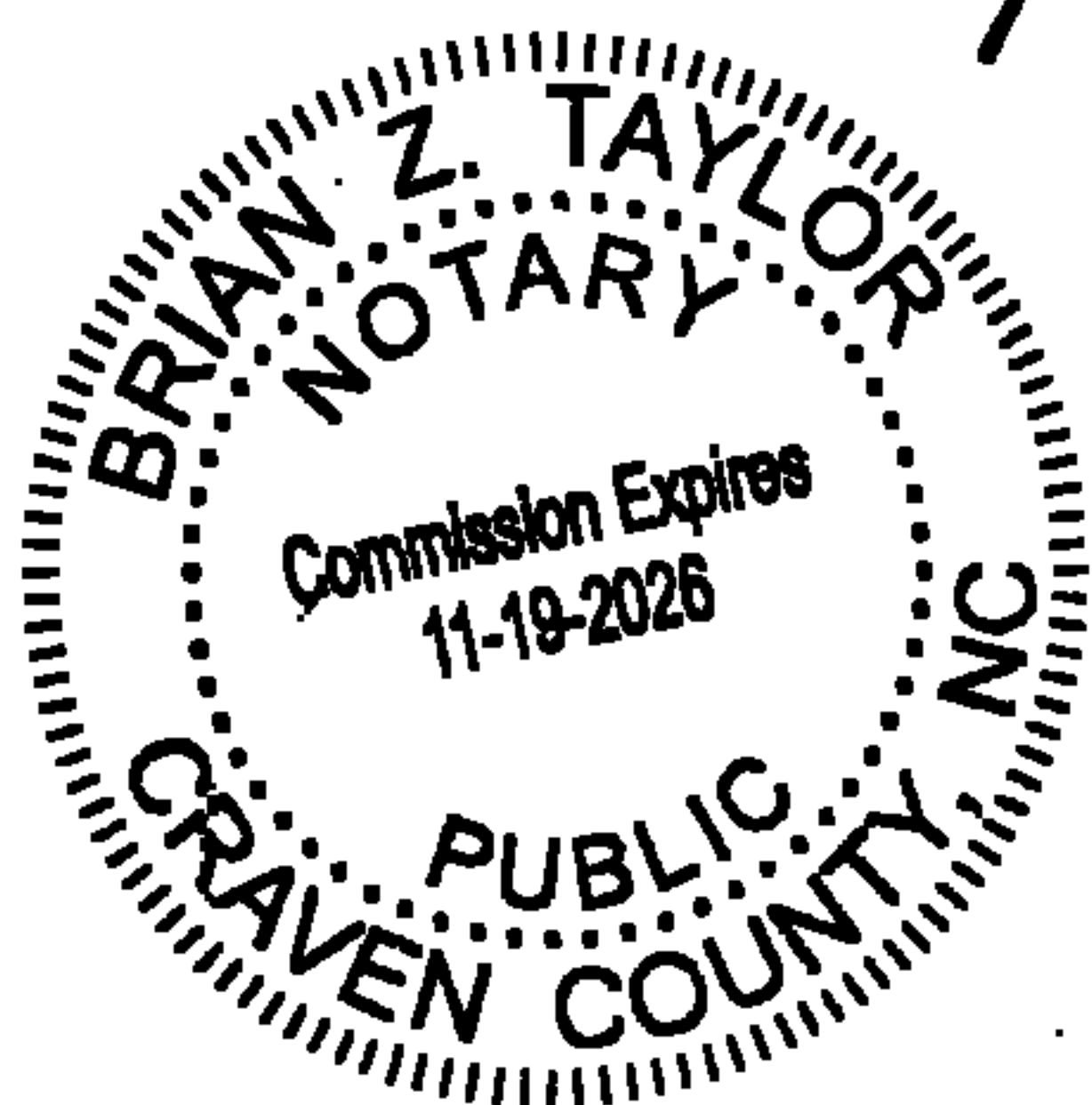
I, Brian Z. Taylor, a Notary Public, do hereby certify that PAUL W. CRAYTON, JR. personally came before me this day and acknowledged that he is President of TRENT UTILITIES, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as its President.

Witness my hand and notarial seal, this 16<sup>th</sup> day of October, 2023.

[SEAL]

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires: 11/19/26



**Exhibit A**

All those certain lots or parcels of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

**Tract One:**

Being all of Lot 4 as shown on that map entitled **“FINAL PLAT THE VILLAGE ON CANTERBURY A SPECIAL DEVELOPMENT COMMUNITY (PLANNED UNIT DEVELOPMENT)”**, as prepared by Thomas Engineering P.A., dated July 5, 2023, and recorded in **Plat Cabinet J, Slides 65 F & G** in the Office of the Register of Deeds of Craven County.

**Tract Two:**

Beginning at a Point located in the northern right of way line of Paddington Way, said point being the southeasternmost corner of Lot 4 as shown on that certain plat entitled **“FINAL PLAT THE VILLAGE ON CANTERBURY A SPECIAL DEVELOPMENT COMMUNITY (PLANNED UNIT DEVELOPMENT)”**, as prepared by Thomas Engineering, P. A., dated July 5, 2023, and recorded in Plat Cabinet J, Slides 65 F & G. Thence, from said Point of Beginning, along and with the easternmost line of said Lot 4, North 08° 36' 09" East for a distance of 218.00 feet to a point; thence, South 87° 54' 35" East for a distance of 32.71 feet to a point; thence, South 08° 36' 09" West a distance of 221.71 feet to point located in the northern right of way line of Paddington Way; thence along and with the northern right of way line of Paddington Way, North 81° 23' 51" West for a distance of 32.50 feet to the Point of Beginning. Being a portion of Lot 5 as shown on that certain plat entitled **“FINAL PLAT THE VILLAGE ON CANTERBURY A SPECIAL DEVELOPMENT COMMUNITY (PLANNED UNIT DEVELOPMENT)”**, as prepared by Thomas Engineering, P. A., dated July 5, 2023, and recorded in Plat Cabinet J, Slides 65 F & G. Containing 0.1640 acres, more or less.

This conveyance is made subject to the restrictive covenants recorded in Book 3778, Page 1901 in the Office of the Register of Deeds of Craven County.