

PENDER COUNTY NC 10/15/2007  
2 \$44.00

FILED BK 3337 PG 326



Real Estate  
Excise Tax

07 OCT 15 AM 11:25

JOYCE M. SWICEGOOD  
REGISTER OF DEEDS  
PENDER COUNTY, NC

8 PIN # 3322-88-3382-0000

DATE 10/15/07 INT JR

Excise Tax \$44.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2007  
by \_\_\_\_\_

Mail after recording to \_\_\_\_\_  
This instrument was prepared by Lawrence S. Boehling

Brief Description for the index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made OCTOBER 3, 2007, by and between

GRANTOR

GUALBERTO M. RODRIGUEZ AND WIFE,  
MIRANDA RODRIGUEZ

GRANTEE

DAWN D. WARD  
PO Box 872  
Shoreham, NY 11786

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 situated in PENDER County, North Carolina and more particularly described as follows:

**BEING all of Lot 20, Section 5, MALLARD ROOST SUBDIVISION, as the same is shown on a map recorded in Map Book 32 at page 82 of the Pender County Registry reference to which is hereby made for a more complete and accurate description.**

**This conveyance is subject to the following restrictions:**

- 1. Only double-wide mobile homes no older than 2 years.**
- 2. Mobile homes must be underpinned within 6 months.**
- 3 No more than 5 dogs or cats and absolutely no rockweillers, pit bulls or dobermans.**

Recorded and Verified  
Joyce M. Swicegood  
Register of Deeds

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. PENDER County ad valorem taxes for 2007 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. PENDER County zoning and/or subdivision ordinances.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_

\_\_\_\_\_

*Gualberto M. Rodriguez* (SEAL)  
 GUALBERTO M. RODRIGUEZ

*Miranda Rodriguez* (SEAL)  
 MIRANDA RODRIGUEZ

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

SEAL-STAMP

TAMMI D. VREELAND  
 NOTARY PUBLIC  
 ONSLOW COUNTY, NC

STATE OF NORTH CAROLINA, Pender COUNTY.  
 I, Tammi D Vreeland, the undersigned, a Notary Public of the County and State aforesaid, certify that GUALBERTO M. RODRIGUEZ AND WIFE, MIRANDA RODRIGUEZ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9 day of OCTOBER, 2007.

My commission expires: 9-10-12

*Tammi D Vreeland* Notary Public

SEAL-STAMP

STATE OF NORTH CAROLINA, \_\_\_\_\_ COUNTY.  
 I, \_\_\_\_\_ The undersigned, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor Personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

My commission expires: \_\_\_\_\_ Notary Public