

FOR REGISTRATION REGISTER OF DEEDS

Carolyn L Garris

Beaufort County, NC

Electronically Recorded

08/09/2024 01:24:50 PM

Book: 2175 Page: 826 - 828 (3)

NC REVENUE STAMP: \$198.00

Fee: \$26.00

INSTRUMENT # 2024003621

Beaufort County Land Records
Form Number: 62684

Beaufort County Tax Collectors
Tax Certification

MRM 08/09/2024
Land Records Official Date

TD 8/9/2024
Tax Collector's Official Date

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,
P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$198.00

NORTH CAROLINA

GENERAL WARRANTY DEED

BEAUFORT COUNTY

REID: 14001

This deed, made and entered into this 7th day of August, 2024, by and between **Ernest Floyd Foster, a/k/a Ernest Floyd Foster, unmarried**, hereinafter referred to as "Grantor"; and **Michael Dobson and wife, Jerri Joann Johnson**, hereinafter referred to as "Grantee". Grantor's mailing address is 220 Loop Road, Belhaven, NC 27810. Grantee's mailing address is 407 South William Street, Goldsboro, NC 27530.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Bath Township, Beaufort County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the southerly edge of the 60 foot right of way of NCSR 1730 at the northwesterly comer of the property which was conveyed to Lawrence L. Boyd and wife, by deed recorded in Book 635, Page 408, Beaufort County Registry, as the same is shown on map of survey entitled "Survey for William M. Daniels, Jr." dated November 22, 1995 by James J. Albera, RLS, a copy of which is recorded in Book 1058, Page 223, Beaufort County Registry, and incorporated herein by reference for a more complete and adequate description; running thence from said beginning point South 30 degrees 27' 07" West 4.00 feet to an iron pipe; thence the same course continued 625.97 feet to an iron pipe located in the mean high water line of Pamlico River; thence in a westerly direction with the mean high water line of Pamlico River North 65 degrees 55' 27" West 86.46 feet to a point and North 49 degrees 57' 03" West 118.16 feet to a point in a canal; thence with said canal North 35 degrees 24' 32" East

Submitted electronically by "Delamar & Delamar, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Beaufort County Register of Deeds.

428.62 feet to an iron pipe located at the corner of a concrete boat ramp; thence North 32 degrees 10' 16" East 23.00 feet to an iron pipe; thence North 01 degrees 13' 33" East 44.13 feet to an iron pipe; thence North 27 degrees 02' 22" East 121.78 feet to an iron pipe located in the southerly edge of the 60 foot right of way of NCSR 1730; thence with said right of way South 62 degrees 26' 40" East 156.26 feet to a point; thence the same course continued 37.50 feet to the point of beginning containing 2.6 acres, more or less. Reference is made to deeds recorded in Book 668, Page 490, Book 1034, Page 169, Book 1058, Page 219, and Book 1243, Page 273, Beaufort County Registry.

Being all of Tract One conveyed to James F. Thornton (now deceased) and wife, Olive O. Thornton by deed dated October 4, 2010 and recorded in Book 1731 at Page 919 of the Beaufort County Registry.

The property described above was acquired by Grantor by instrument recorded in Book 1836, Page 392, Pamlico County Registry, and is all of Tract One in said deed.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

And Grantor covenants with 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 described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor has hereunto set his hand and seal, the day and year first written above.

Earnest Floyd Foster (SEAL)
Earnest Floyd Foster

_____ If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

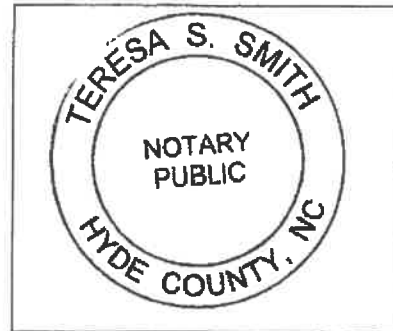
Beaufort County, NC State

I certify that the following persons personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Earnest Floyd Foster*.

Date: 8/7/2024

Teresa S. Smith
Official Signature of Notary
Notary Public

Teresa S. Smith
Notary Public Printed Name



Notary Seal or Stamp Must ,
Appear In Above Box

My commission expires: 11/27/2026