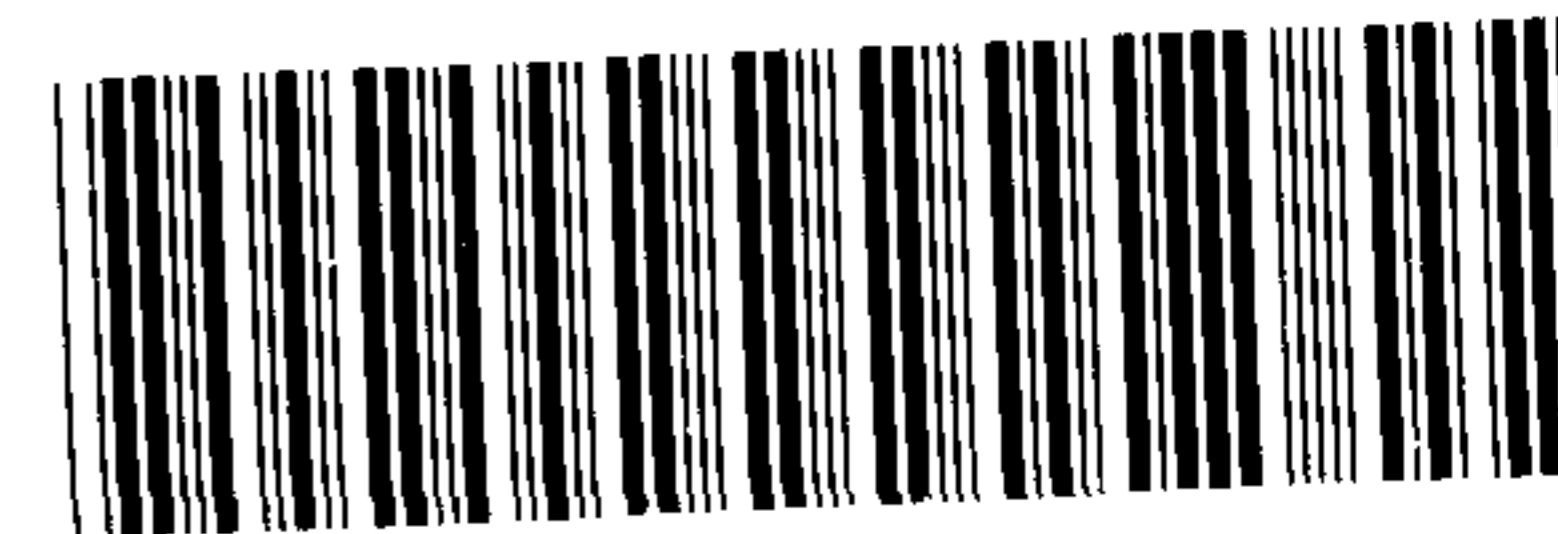


BK20336405



INSTRUMENT # 2020004434

FOR REGISTRATION REGISTER OF DEEDS  
Jennifer Leggett Whitehurst  
Beaufort County, NC  
August 27, 2020 01:03:34 PM  
Book 2033 Page 405-407  
FEE: \$26.00  
NC REVENUE STAMP: \$255.00  
INSTRUMENT # 2020004434

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 53156  
BB 8/18/2020  
Land Records Official Date

Beaufort County Tax Collectors

Tax Certification  
[Signature] 8/18/2020  
Tax Collector's Official Date

REID #39407

This instrument prepared by: John B. Tate III, a licensed North Carolina attorney, whose address is PO Box 700, Chocowinity, NC 27817. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Revenue Stamps: \$255.00

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF BEAUFORT

THIS DEED, made this 24<sup>th</sup> day of August, 2020, by SCOTT BRADY (unmarried), whose address is 301 River Road, Washington, NC 27889, Grantor; to GRANT MCCOY CRISP and KELLY O'NEAL CRISP, whose address is 301 River Road, Washington, NC 27889, Grantees;

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, has sold, and by these present, does grant, bargain, sell and convey unto Grantees, their heirs and assigns, in fee simple, that certain lot or parcel of land situate in Beaufort County, North Carolina, and more particularly described as follows:

TRACT ONE: In the Town of Washington Park, Long Acre Township, Beaufort County, North Carolina, more particularly described as follows:

BOUNDED on the North by the River Road and Fairview Street; on the East by Lot No. 22 in Block 12 on the map hereinafter referred to; on the South Lots Nos. 1 and 2 in Block 12 on the map hereinafter referred to, and on the West by Pine Street and more particularly described as follows:

Being Lots 23 and 24 in Block 12 of the Town of Washington Park as shown on map of Washington Park recorded in Map Book 1 at Page 68 of the Beaufort County Registry, and being TRACT ONE in a deed from Estelle McRoy Whitley to Betty Lou Whitley Brown recorded in Book 1014, Page 655, Beaufort County Registry, which deed is incorporated herein by reference.

**BK2033PG406**

TRACT TWO: Lying and being in Washington Park, Long Acre Township Beaufort County, North Carolina, more particularly described as follows:

BEGINNING in the Northwest corner of Lot #1 in Block "12" and running from thence along the Northern side line of Lot #1 Southwardly 20 feet; thence at right angles and parallel to the Northern line of Lots #1 and #2, 100 feet to a point the Southern side line of Lot #2 thence Northwardly with this line 20 feet to the Northeast corner of Lot #2, thence with the Northern line of Lots #1 and #2, 100 feet to the point of beginning and being the Northern 20 feet of Lots #1 and #2 in Block "12" as shown upon a map recorded in Map Book 1, Page 68, and being the Northern 20 feet of the property conveyed from J. G. Wagner and Wife, Irene A. Wagner, to John Bryan Boyd (deceased) and Wife, Leola W. Boyd, August 11, 1965, by deed recorded in Book 587, Page 472 in the Beaufort County Registry, and being TRACT TWO in a deed from Estelle McRoy Whitley to Betty Lou Whitley Brown recorded in Book 1014, Page 655, Beaufort County Registry, which deed is incorporated herein by reference.

The said property is subject to the same conditions, restrictions and reservations as are contained in a deed from John H. Small and Wife, to E. A. Lowthert which deed is duly recorded as aforesaid in Book 179, Page 75, and with the same rights, privileges and easements as therein granted to lot owners in Washington Park; which said deed is incorporated herein by reference.

This property was conveyed to the Grantor in Deed Book 2004, Page 401, Beaufort County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple, but subject to the following:

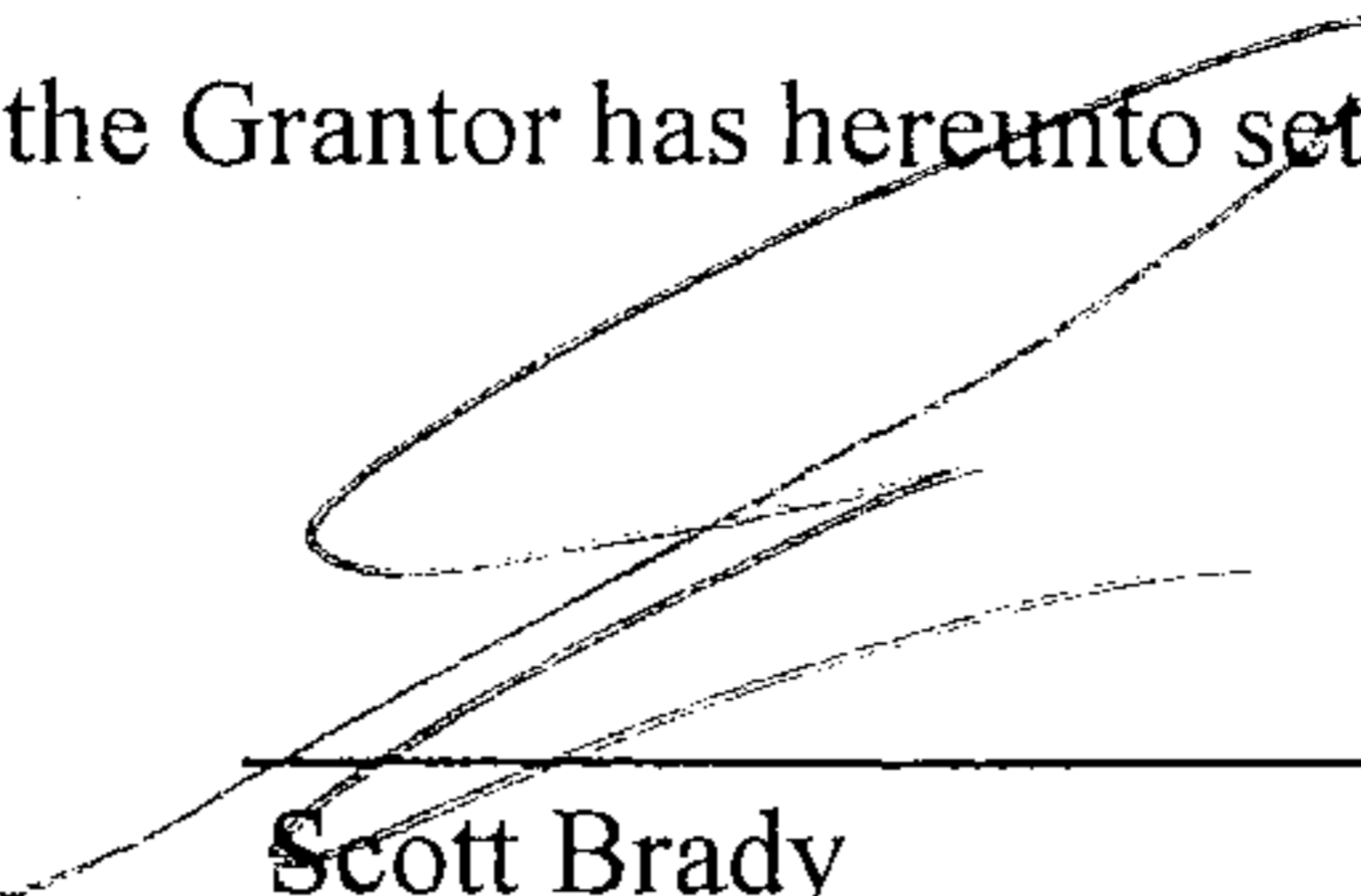
1. The current year's *Ad Valorem* taxes, prorated at closing and deferred taxes for prior years.
2. Valid and enforceable easements, rights-of-way and restrictions of record, if any.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.
4. Restrictive Covenants of record in Book 179, Page 75, Beaufort County Registry.

And the Grantor covenants with the Grantees 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 encumbrances, except as aforesaid, and that Grantor will warrant and defend the title against the claims of all persons whomsoever.

The designation Grantor and Grantees 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.

**BK20336407**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, as of the day and year first above written.

  
\_\_\_\_\_  
Scott Brady (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

I, Melinda H. Rice, a Notary Public for the County and State aforesaid, do certify that SCOTT BRADY (unmarried) for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 24<sup>th</sup> day of August, 2020.

NOTARY SEAL:



Melinda H. Rice  
\_\_\_\_\_  
Notary Public

My commission expires: 1/25/24

WILL MAYO V33