

WARRANTY DEED

Parcel Number: 7-110-1 -093

Revenue Stamps: ~~\$~~100.00

Prepared by Steven K. Bell, Attorney at Law, PC

NORTH CAROLINA

Property was was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 1 day of July, 2025, by and between TOMMY BATTEN PROPERTIES, LLC, a North Carolina Limited Liability Company, hereinafter referred to as Grantor(s); and ELR CONSTRUCTION SERVICES, INC., whose address is 103 STONEWALL CIRCLE, NEW BERN, NC 28562, hereinafter referred to as Grantee(s);

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees, their heirs and assigns, in fee simple, the property described on Exhibit A attached hereto and made a part of this deed.

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

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal the typewritten word "SEAL" appearing after their signatures herein below this the day and year first above written.

TOMMY BATTEN PROPERTIES, LLC
A North Carolina Limited Liability Company

By:

Wendy Hare Batten
WENDY HARE BATTEN, MANAGER

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I certify that the following person personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: WENDY HARE BATTEN.

Witness my hand and official seal, this the 1 day of July, 2025.

[Signature]
Notary Public

My Commission Expires
6/29/30

STEVEN K. BELL
NOTARY PUBLIC
Craven County
North Carolina
My Commission Expires June 29, 2030

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Seven Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lot 93, as the same is shown and delineated on the map of Forest Run, Phase Four, Section Three, as recorded in Plat Cabinet H, Slides 25F-G, in the Office of the Craven County Register of Deeds, said map being incorporated herein by reference for a more particular description of the aforesaid lot.

This conveyance is made subject to easements of record or on the ground, restrictive covenants of record, including, but not limited to, those recorded in Book 2336, Page 290, and Subdivision Street Disclosure recorded in Book 2336, Page 288.