



Brenda M. Clemmons Register of Deeds
 02-24-2022 14:54:52.001 Brunswick County, NC
 NC REVENUE STAMP: \$760.00 (#808904)

Return to Baxley Type Box
 2 Total 26 Rev 760 Int. ML
 Ck \$ 850 Ck # 3054 Cash \$ _____
 Refund _____ Cash \$ _____ Finance _____

- Portions of document are illegible due to condition of original.
- Document contains seals verified by original instrument that cannot be reproduced or copied.

This instrument prepared by BaxleySmithwick PLLC, licensed North Carolina attorneys. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$760.00

Tax Parcel #214CI04401

STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK

THIS DEED, made this the 20th day of February, 2022, by and between **CHRISTIAN KENDALL GAVITT and wife, NATALIE ELLIOTT WHITE GAVITT**, of 2110 Mirabel Court, North Myrtle Beach, SC 29582, parties of the first part, hereinafter referred to as Grantors, and **VINCENT TERRANCE MCDOWELL and wife, BETHANY CONSTANCE MCDOWELL**, of 3046 Boverie Street SW, Shallotte, NC 28470, parties of the second part, hereinafter referred to as Grantees;

WITNESSETH:

THAT Grantors, for a valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantees, their heirs and assigns, in fee simple, that certain lot or parcel of land situated in Lockwood Folly Township, Brunswick County, North Carolina, and being more particularly described as follows:

BEING all of Lot 2 as shown on that plat prepared by James R. Tompkins on March 3, 2005 and recorded on January 10, 2008 in Map Book 47, Pages 39-44, Brunswick County Registry.

For back reference see Book 4252, Page 1267, Brunswick County Registry.

In accordance with NCGS Section 105-317.2, the mailing address of Grantors and Grantees are as stated above. The property herein conveyed does include the primary residence of Grantors.



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

AND Grantors do hereby covenant with Grantees that Grantors are seized of the premises in fee simple, that they have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons, whomsoever, subject to the following exceptions: utility easements of record, street rights-of-way, restrictive covenants of record, 2022 and subsequent years' ad valorem property taxes.

IN WITNESS WHEREOF, Grantors have caused this instrument to be duly executed, the day and year first above written.



CHRISTIAN KENDALL GAVITT


NATALIE ELLIOTT WHITE GAVITT

STATE OF NC
COUNTY OF Brunswick

I certify that the following persons appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purposes therein stated and in the capacity therein indicated: **Christian Kendall Gavitt and wife, Natalie Elliott White Gavitt.**

Date: February 20, 2022


Notary Public signature

notary stamp or seal

Notary's Printed Name: Vincent Heinberger

My Commission Expires: 10-28-2026

VINCENT ALEXANDER HEINBERGER
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires: 10/28/2026