

Prepared by  
Moeller, PA  
607 Broad Street  
P.O. Box 1488  
New Bern, North Carolina 28563

Parcel ID No: 7-110-1-178

Revenue Stamp \$700.00

Brief Description: Lot 178 Forest Run Phase V

Return to: Barber Law Firm

Property was the Grantor's Primary Residence

NORTH CAROLINA  
CRAVEN COUNTY

THIS GENERAL WARRANTY DEED, dated the 12<sup>th</sup> day of May, 2023, is made by and between STEFANIE N. MILLER, f/k/a STEFANIE MILLER PITTMAN, unmarried (herein called the "Grantor"), whose mailing address is 415 Palisades Way, New Bern, NC 28560; and GARRISON W. CLARK, a unmarried man (herein called the "Grantee"), whose mailing address is 123 Mom Lane, New Bern, NC 28562.

The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

### **WITNESSETH:**

THAT the Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good valuable consideration paid to Grantor by 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, the following described property, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

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 said 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, except the herein mentioned encumbrances, if any, 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 said premises; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and adopted as his seal the typewritten word "SEAL" appearing beside his name, this the day and year first above written.

Stefanie N. Miller (SEAL)  
STEFANIE N. MILLER

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, Lacey Smith, a Notary Public of the aforesaid County and State, do hereby certify that STEFANIE N. MILLER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 12 day of May, 2023.

Lacey Smith

NOTARY PUBLIC

My Commission Expires:

6/24/25



*Jelmo*

EXHIBIT A  
PROPERTY DESCRIPTION

All that certain lot or parcel of land lying and being situate in Number Seven (7) Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lot Number One Hundred Seventy-Eight (178) as shown and delineated on that map of Forest Run, Phase Five, as recorded in Plat Cabinet H, Slides 57E, F & G in the office of the Register of Deeds of Craven County, North Carolina, said map being hereby made for a more particular description of the aforesaid lot 178.

This conveyance is made subject to those certain restrictive and protective covenants recorded in Book 2450, Page 861, and Subdivision Street Disclosure Statement recorded in Book 2450, Page 869, in the office of the Register of Deeds of Craven County, North Carolina.

*JMM  
GWC*