

BK 2039 PG 276



INSTRUMENT # 2020005530

FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
October 20, 2020 10:41:13 AM
Book 2039 Page 276-277
FEE: \$26.00
NC REVENUE STAMP: \$130.00
INSTRUMENT # 2020005530

Beaufort County Tax Collectors

Tax Certification

Tax Collector's Official

Date

[Signature] 10/20/2020

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 53574

BB 10/20/2020
Land Records Official Date

PREPARED BY AND RETURN TO:
RODMAN, HOLSCHER, PECK & EDWARDS, PA
Attorneys at Law
320 North Market Street; PO Box 1747
Washington, NC 27889
Telephone: (252) 946-3122

DELINQUENT TAXES, IF ANY, TO BE PAID BY THE
CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS.

Revenue Stamps: \$130.00
REID#: 17455

NORTH CAROLINA
BEAUFORT COUNTY

THIS DEED, made and entered into this the 20TH day of October, 2020, by NANCY J. HOOKER, Unmarried, whose address is 575 S. 5th Street, Aurora, NC 27806, Grantor; to PCS PHOSPHATE COMPANY, INC., a Delaware corporation, whose address is Post Office Box 425, Aurora NC 27806, Grantee;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to her paid by the Grantee, the receipt whereof is acknowledged, has given, granted, bargained, sold and does hereby convey unto the Grantee, in fee simple, that certain tract or parcel of land lying and being in Richland Township, Beaufort County, North Carolina, more particularly described as follows:

Being all of that 12.80 acre parcel as shown on that certain survey for PCS Phosphate Company, Inc. by Robert Chiles Engineering dated July 27, 2020 of record in Plat Cabinet J, Slide 20-7, Beaufort County Registry. This also being a portion of that property as conveyed to Nancy H. Stilley (now Nancy J. Hooker) by deed of record in Book 1654, Page 839, Beaufort County Registry to which map and deed reference are herein made for a more complete and accurate description.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining unto said Grantee, its successors and assigns, in fee simple, subject, however, to the following:

1. 2020 Beaufort County Ad Valorem taxes.

THE GRANTOR HEREIN STATES THAT THE PROPERTY DESCRIBED IN THIS DEED IS NOT HER PRINCIPAL RESIDENCE.

- 2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
- 3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.

The Grantor covenants with the Grantee that she is seized in fee simple of the above described property and has good right and title to convey the same; that the same is free and clear of all liens and encumbrances, except those matters and things above set forth, and that, subject thereto, she will forever warrant and defend the title to the same against all lawful claims and demands.

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

Nancy J. Hooker (Seal)
 NANCY J. HOOKER

STATE OF NORTH CAROLINA

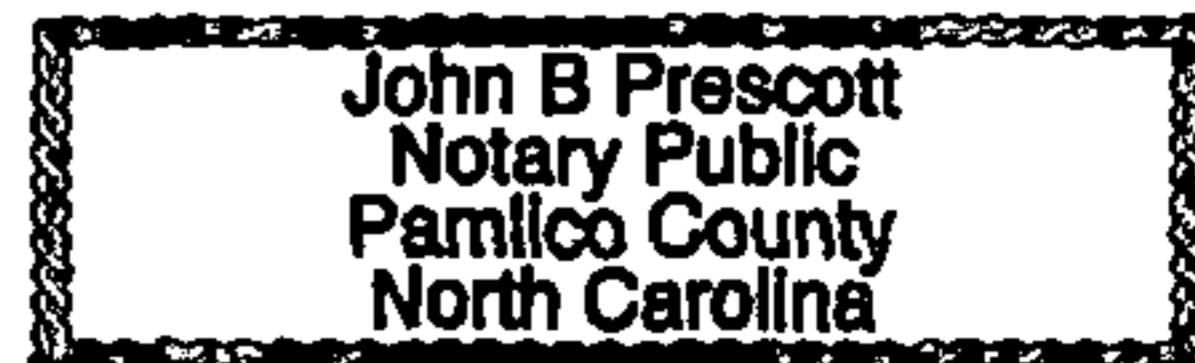
COUNTY OF PAMLICO

I, JOHN B. PRESCOTT, a Notary Public of the County and State aforesaid, certify that NANCY J. HOOKER, who is personally known by me or has produced satisfactory evidence of identity, appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20TH day of October, 2020.

John B. Prescott
 NOTARY PUBLIC

My Commission Expires: MARCH 15, 2022



Fred Holscher *gnt*