

This certifies that there are no delinquent ad valorem taxes, fees, assessments or other liens which the Brunswick County Tax Collector is charged with collecting, that are a lien on: Parcel Number 21300014 & 2130001401 as noted by the Brunswick County Assessor's Office. This is not a certification that the parcel number matches the deed description.

Date 3/24/2025 Kishoreum Btz
 (Asst) Tax Col. / Del. Tax Spec.

 **85325 P0581** 03-24-2025 15:09:14.000
 Dana Varnam PROPR
 Brunswick County, NC Register of Deeds page 1 of 4

return to Phipps Law Firm Type Mail
 Total 200 Rev 200 Int. 0
 Ck \$ 200 Ck # 1878 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 mimicked.

Dana Varnam Register of Deeds
 03-24-2025 15:09:14.000 Brunswick County, NC
 NC REVENUE STAMP: \$200.00 (#979111)

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$200.00 Recording Time, Book and Page
 Tax Map No. Parcel Identifier No. 21300014 & 2130001401
 Mail after recording to: Mr. William W. Phipps, The Phipps Law Firm, PLLC, PO Box 35, Tabor City, NC 28463
 This instrument was prepared by: William W. Phipps, The Phipps Law Firm, PLLC

THIS DEED made this 18th day of March, 2025 by and between

GRANTOR

ROBERT E. ALLEN, JR. and wife, JEANNA A. ALLEN
 1503 Magnolia Drive
 North Myrtle Beach, South Carolina 29582

GRANTEE

J. PARK BUILDERS, INC., a North Carolina Corporation
 1509 Forest Hills Road NW
 Wilson, North Carolina 27896

The designation Grantor and Grantee 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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the 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, all that certain lot or parcel of land lying and being in the Shallotte Township, Brunswick County, North Carolina and more particularly described as follows:

TRACT ONE:

ALL AND SINGULAR, all that certain tract or parcel of land, containing 0.73 acre, more or less, (computed by D.M.D.) as appears in a Plat entitled "Minor Subdivision for Robert E. Allen, Jr. and wife, Jeanna A. Allen" of Shallotte Township, Brunswick County, North Carolina dated September 12, 2022, as prepared by Phillip Gregory Tripp, Professional Land Surveyor No. L-2902, to which reference is made and which Plat is recorded in Map Cabinet 144 at Page 17 in the Office of the Register of Deeds for Brunswick County, North Carolina and incorporated herein by reference for a more particular description of the metes and bounds description contained therein, as pertains to the 0.73 acre tract shown therein.

DERIVATION: Deed Book 4980 at Page 943
TAX PARCEL ID #: 21300014
PROPERTY ADDRESS: 4280 Happy Valley Lane SW
Shallotte, NC 28470

TRACT TWO:

ALL AND SINGULAR, all that certain tract or parcel of land, containing 0.75 acre, more or less, (computed by D.M.D.) as appears in a Plat entitled "Minor Subdivision for Robert E. Allen, Jr. and wife, Jeanna A. Allen" of Shallotte Township, Brunswick County, North Carolina dated September 12, 2022, as prepared by Phillip Gregory Tripp, Professional Land Surveyor No. L-2902, to which reference is made and which Plat is recorded in Map Cabinet 144 at Page 17 in the Office of the Register of Deeds for Brunswick County, North Carolina and incorporated herein by reference for a more particular description of the metes and bounds description contained therein, as pertains to the 0.75 acre tract shown therein.

DERIVATION: Deed Book 4980 at Page 940
TAX PARCEL ID #: 2130001401
PROPERTY ADDRESS: 4270 Happy Valley Lane SW
Shallotte, NC 28470

The above-described tracts of property do not contain the residence of the Grantor(s).

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Record Book 2557, Page 206, Brunswick County Registry.

A map showing the above-described property is recorded in Map Cabinet 144, Page 17, referenced within this instrument.

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 the 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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Robert E. Allen (SEAL)
ROBERT E. ALLEN, JR.

Jeanna A. Allen (SEAL)
JEANNA A. ALLEN

STATE OF NORTH CAROLINA

COUNTY OF COLUMBUS

I, William W. Phipps, a Notary Public for the above County and State, do hereby certify that, ROBERT E. ALLEN, JR. and wife, JEANNA A. ALLEN, personally appeared before me this day, and acknowledged to me that he or she signed the foregoing document, to wit, a General Warranty Deed.

Witness my hand and official stamp or seal, this the 18th day of March, 2025.

My Commission Expires: 12/19/2028

William W Phipps
Notary Public

Print Notary Name: William W. Phipps

