



Doc No: 20133836  
 Recorded: 10/04/2024 08:25:35 AM  
 Fee Amt: \$26.00 Page 1 of 3  
 Excise Tax: \$0.00  
 Pender County North Carolina  
 Sharon Lear Willoughby, Register of Deeds  
 BK 4847 PG 2251 - 2253 (3)

STATE OF NORTH CAROLINA

**NON-WARRANTY DEED**

COUNTY OF PENDER

Preparer of this document has made no title examination and makes no representations or certifications as to any matters affecting title.

Prepared by:

✓ Rountree Losee LLP  
 2419 Market Street  
 Wilmington, NC 28403

Revenue Stamp: \$0.00

Tax Parcel: 22438602140000

THIS DEED, made this 27<sup>th</sup> day of September, 2024, by and between **Dorothy Ann Stanley**, of 1920 Mosher Street, Baltimore, Maryland, hereinafter called "Grantor," and **Dorothy Ann Stanley**, of 1920 Mosher Street, Baltimore, Maryland, hereinafter called "Grantee."

**WITNESSETH:**

**WHEREAS**, Alice Mae Stanley died Intestate on December 15, 1963, with no children and was survived only by her husband, Leroy Stanley; and

**WHEREAS**, per North Carolina General Statute § 29-14(a)(4), upon Alice Mae Stanley's death, Leroy Stanley inherited all the real property; and

**WHEREAS**, Leroy Stanley remarried Dorothy Ann Stanley on April 16, 1971; and

**WHEREAS**, Leroy Stanley died Intestate on July 11, 1990, with no children and was survived only by his wife, Dorothy Ann Stanley; and

**WHEREAS**, per North Carolina General Statute § 29-14(a)(4), upon Leroy Stanley's death, Dorothy Ann Stanley inherited all the real property, including the real property described below; and

**NOW, THEREFORE**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to her in hand paid by Grantee, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed and by these presents do give, grant, bargain, sell, convey and confirm unto Grantee, his heirs and/or successors and assigns in fee simple, the following described property, located in Pender County, North Carolina:

Beginning at a stake on the Canetuck Highway and runs thence with said highway south 47 ½ east 208 feet to a stake; thence north 42 ½ east 832 feet to a stake; thence north 47 ½ west 208 feet to a stake; thence south 42 ½ west 832 feet to the beginning. Containing 4 acres more or less.

This conveyance is made subject to easements, rights of way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

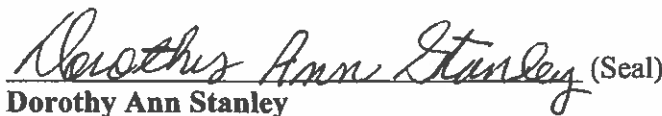
The above-described property was acquired by Alice Mae Stanley by deed on the 22nd day of October 1958.

**TO HAVE AND TO HOLD** the above-described premises, with all appurtenances thereunto belonging unto Grantee, his heirs and/or successors, and assigns in fee simple.

Grantor covenants with 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 will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated above.

The above-described property does include the primary residence of the Grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set her hand and seal, the day and year first above written.

 (Seal)  
**Dorothy Ann Stanley**

STATE OF Maryland  
COUNTY OF Baltimore

I, Yvette R Graham, a Notary Public, do hereby certify that **Dorothy Ann Stanley**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 27<sup>th</sup> day of September, 2024.

Yvette R Graham  
Official Signature of Notary

Yvette R Graham  
Notary's printed name

My Commission Expires 02/04/2027

YVETTE R GRAHAM  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
My Commission Expires Feb. 04, 2027

Sharon Lear Willoughby  
Pender County Register of Deeds  
Howard Holly Building  
300 E. Fremont St.  
P.O. Box 43

Burgaw, NC 28425

Phone: 910-259-1225

**Receipt For Services**

Cashier: LORI KENNEDY  
Receipt #: 20241004082426-12  
ROUNTREE LOSEE

Receipt Started: 10/04/2024 08:24:26 AM

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**DEED**

Party 1: **STANLEY, DOROTHY ANN**

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Time: 10/04/2024 08:25:35 AM

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Excise Tax: \$0.00

SUBTOTAL: \$26.00

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**Receipt Total: \$26.00**

**Check: \$26.00**

Check # 66876 - \$26.00

**Change Due: \$0.00**

*Thank you for visiting the Pender County Register of Deeds Office.  
Please visit our website and take our performance survey.  
[www.pendercountync.gov/rod](http://www.pendercountync.gov/rod)*

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



**ROUNTREE LOSEE LLP**  
ATTORNEYS AT LAW AND PROCTORS IN ADMIRALTY  
2419 MARKET STREET  
WILMINGTON NC 28403  
(910) 763-3404

**FIRST-CITIZENS BANK & TRUST CO**  
316 Market Street  
Wilmington, NC 28401  
66-30/531

66876

10/03/2024

PAY TO THE ORDER OF Pender County Register of Deeds

\$ \*\*26.00

Twenty-six and 00/100\*\*\*\*\*

DOLLARS



Pender County Register of Deeds

PROTECTED AGAINST FRAUD



*Stephan D. Coffey*

Dorothy Ann Stanley

⑆066876⑆ ⑆053100300⑆ 003532136228⑆

ROUNTREE LOSEE LLP

10/03/2024

Pender County Register of Deeds

66876

2024-00251 Recording Fee

26.00

Firm Funds:Operating - New (6228)

Dorothy Ann Stanley

26.00