

WARRANTY DEED

Parcel Number: 8-203-J-043

Revenue Stamps: \$1300.00

Prepared by Steven K. Bell, Attorney at Law, PC

NORTH CAROLINA

Property  was  was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 13 day of June, 2022, by and between THOMAS S. PIKE, JR. and wife, CARMELLA TALAVERA-PIKE, hereinafter referred to as Grantor(s); and KATHRYN B. JASPER and spouse, JOHN B. JASPER, II, whose address is 1005 Cambridge Court, Trent Woods, NC 28562, hereinafter referred to as Grantee(s);

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees, their heirs and assigns, in fee simple, the property described on Exhibit A attached hereto and made a part of this deed.

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

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal the typewritten word "SEAL" appearing after their signatures herein below this the day and year first above written.

*Thomas S. Pike, Jr.* (SEAL)  
 THOMAS S. PIKE, JR.

*Carmella Talavera-Pike* (SEAL)  
 CARMELLA TALAVERA-PIKE

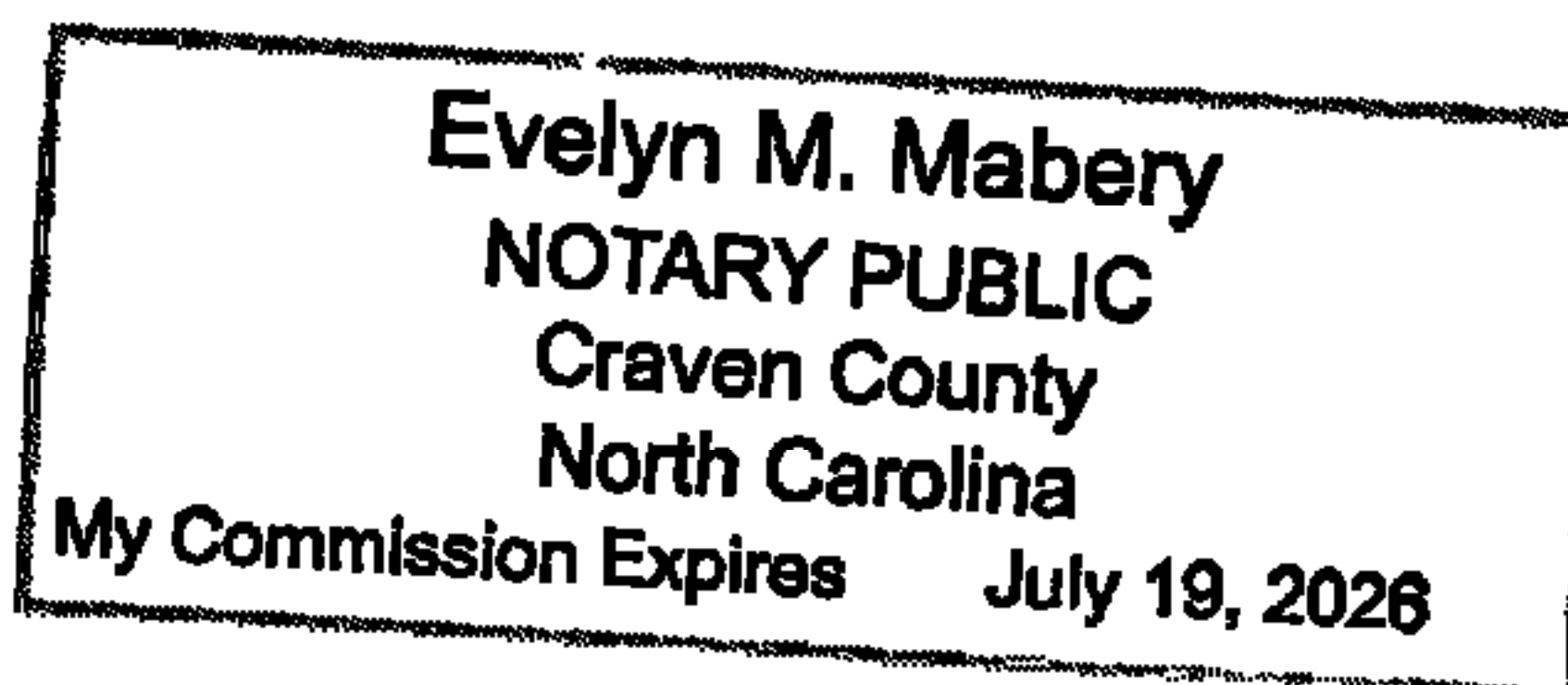
STATE OF NORTH CAROLINA  
 COUNTY OF CRAVEN

I, *Evelyn M. Mabery*, a Notary Public of the aforesaid County and State, do hereby certify that THOMAS S. PIKE, JR. and CARMELLA TALAVERA-PIKE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 13 day of *June*, 2022.

*Evelyn M. Mabery*  
 Notary Public

My Commission Expires  
*7/19/2026*



## EXHIBIT A

All that certain tract or parcel of land lying and being situate in Craven County, North Carolina, in Number Eight (8) Township, and being more particularly described as follows:

Being described as Lot Number 43 of Section 1-A, Phase 2 of Country Club Hills as said Lot is shown on a map or plat of said subdivision recorded in Plat Cabinet E, at Slide 250 and 251, Craven County Registry, said property being known as 1005 Cambridge Court, according to the postal enumerations for the City of New Bern, North Carolina.

Less & except the following described property:

Beginning at a point which is the northeasternmost corner of the said Lot 43 and running from said point South  $03^{\circ} 41' 15''$  East 133.41 feet to a point in the right of way of Cambridge Court, and thence running along and with the northern right of way of Cambridge Court along a curve to the left bearing South  $45^{\circ} 28' 30''$  West and having a length of 2.64 feet, a radius of 46.63, a cord of 2.64 and a delta of  $03^{\circ} 14' 56''$  to a point in the northern right of way of Cambridge Court, and thence running North  $03^{\circ} 41' 15''$  West 134.42 feet to a point, thence running North  $66^{\circ} 37' 04''$  East 2.12 feet to the point and place of beginning, said tract being further described by an April 20, 2000 survey prepared by Suitt and Associates, P.A., reference to said survey being hereby made for a more perfect, accurate and detailed description.

Being the same property as described in Deed recorded in Book 3262, Page 838, Craven County Registry.