

This document presented and filed:

06/25/2025 02:59:47 PM

*Anna H. Phelps, Asst.*

JACQUELINE S. FRIERSON, PERQUIMANS County, NC

Fee: \$26.00 Excise Tax: \$0.00

BOOK 574 PAGE 328 (3)

435169



2025-399

PERQUIMANS COUNTY	
LAND TRANSFER TAX	
AMOUNT \$	<i>0.00</i>
PAID \$	<i>0.00</i>

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. 7897-55-7251

After recording, mail to: Carolina Family Estate Planning, 201 Commonwealth Ct, Ste. 100, Cary, NC 27511

This instrument was prepared by: Jackie W. Bedard, Attorney at Law (without title examination or tax advice)

Brief description for the Index:

THIS DEED is made as of June 4, 2025, by and between:

GRANTOR	GRANTEE
Leslie Ray Turner surviving spouse of Kathleen Hatton Turner (deceased)	Jeffery R. Turner, Trustee of The 2025 Leslie Ray Turner Irrevocable Trust
7 High Street West Harrison, New York 10604	41 East 213 <sup>th</sup> Street Euclid, Ohio 44123

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 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 situated in the New Hope Township, Perquimans County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A"**

SITUS ADDRESS/LOCATION DESCRIPTION: A&C Land Clearing #4 RD. 1320

Map Number: 4-D075-0004-AC

*All or a portion of the property herein conveyed does not include the primary residence of the Grantor (NCGS §105-317.2).*

Kathleen Hatton Turner died on April 28, 2020, as a resident of Westchester, New York, with estate file number 2025-177.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 205 Page 50, Perquimans County Registry.

A map showing the above-described property as recorded in Book 6, Page 91, Perquimans County Registry.

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:

- Ad valorem taxes for the current and subsequent years;
- Restrictions, easements, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

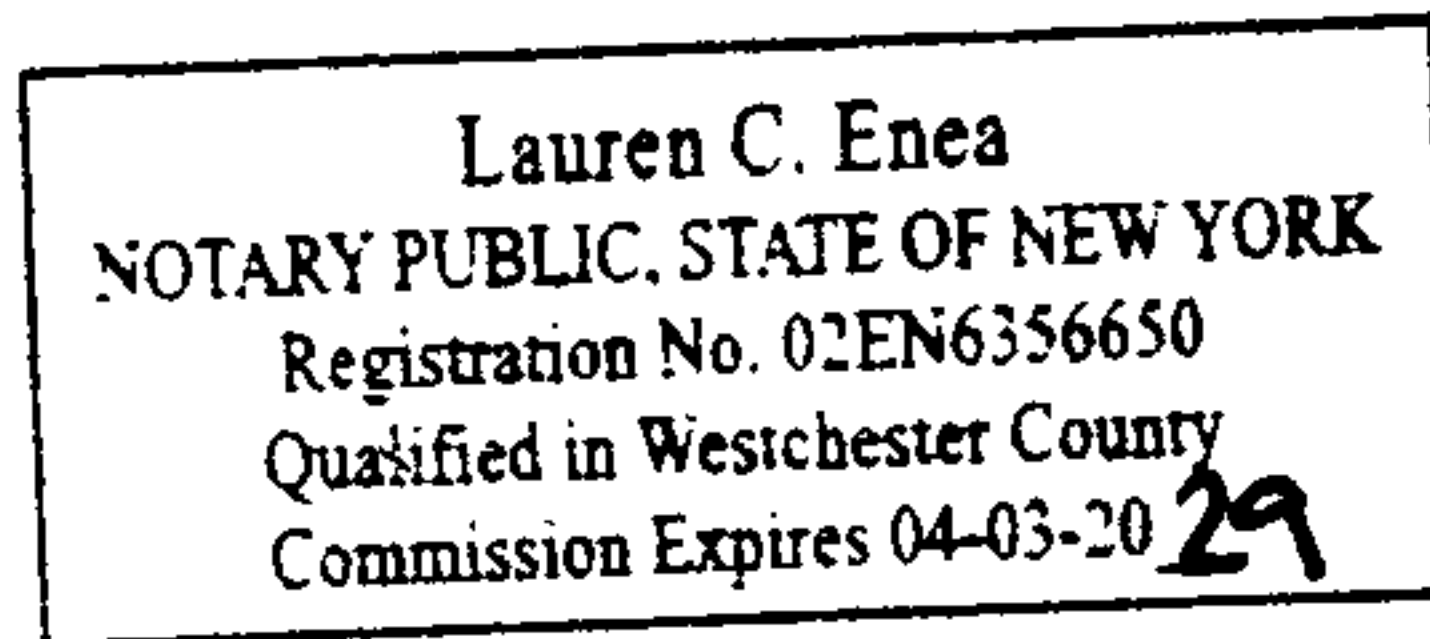
*Leslie Ray Turner* (SEAL)  
 Leslie Ray Turner

STATE OF New York, Westchester COUNTY

I, the undersigned, a Notary Public of the State aforesaid, do hereby certify that Leslie Ray Turner, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal on June 4, 2025.

*Lauren C. Enea*, Notary Public

My commission expires: 04/03/2029



SEAL - STAMP

## EXHIBIT "A"

Beginning at a point said point being the Northeast corner of the lot previously conveyed to Alan B. Turner, and from said point of beginning thence South  $82^{\circ} 24'$  East 170 feet along a proposed street to a road, thence South  $13^{\circ} 25'$  West 245.04 feet to a point, said point being presently designated by an iron pin, thence North  $74^{\circ} 54'$  West 89.22 feet to a point, thence South  $79^{\circ} 11'$  West 112.65 feet to a point, thence North  $18^{\circ} 12' 50''$  East 272.37 feet to a point, being the said point of beginning.

Reference is made to that certain plat entitled "A & C Land Clearing", Perquimans County, North Carolina, the same being dated March 22, 1978 and prepared by S. Elmo Williams, Registered Surveyor, recorded in Book 6, Page 91.

The above described tract of land being designated as 1.01 acres on the above described plat and being that parcel of land located immediately East of the parcel previously conveyed to Alan B. Turner and also located immediately West of that certain road which abuts the Sueola Beach property.