

Prepared by:  
Stubbs & Perdue, P.A.  
310 Craven Street  
New Bern, NC 28560

*NO TITLE EXAMINATION PERFORMED*

Parcel No. 8 111 005 & 8 111 3000  
Revenue Stamps \$ 40.00

*(The property herein conveyed \_\_\_\_\_ includes or  does not include the primary residence of a Grantor)*

NORTH CAROLINA  
CRAVEN COUNTY

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED, dated the 31<sup>st</sup> day of May, 2019, is made by and between **James Ray Sanford and wife Marjorie J. Sanford**, (herein called the "Grantor") whose address is **204 Attmore Drive, New Bern, NC 28562**; and **Gerard Antonellis**, (herein called the "Grantee") whose address is **1900 Skinner Court, New Bern, NC 28560**.

The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, the following described real property; to wit:



All those certain lots or parcels of land lying and being situate in the City of New Bern, Number Eight (8) Township, Craven County, North Carolina and being more particularly described as follows:

TRACT ONE:

Beginning at a point which is located at the intersection of the Eastern right-of-way line of Harbor Drive (N.C.S.R. 1406) and the Northern right-of-way line of Skinner Court, a thirty-foot private right-of-way, thence from this point of beginning so located along and with the Eastern right-of-way line of Harbor Drive North 10° 15' 00" East 212.50 feet to a point, thence North 35° 00' 00" East 12.50 feet to a point, thence South 71° 36' 13" East 105.86 feet to a point in a canal, thence South 10° 15' 00" West 225.00 feet to the Northern right-of-way line of Skinner Court, thence along and with said right-of-way line North 71° 24' 00" West 111.20 feet to the point and place of beginning, said property containing 0.567 acres according to a survey entitled "Survey For: James Ray Sanford and wife, Marjorie Jane Sanford" dated February 14, 1944 and prepared by Roy R. Smith, Jr., R.L.S.

TRACT TWO:

Beginning at a point in the Northern right-of-way line of Skinner Court, said point of beginning being located South 71° 24' 00" East 111.20 feet from the intersection of the Northern right-of-way line of Skinner Court with the Eastern right-of-way line of Harbor Drive (N.C.S.R. 1406); thence from said point of beginning so located South 71° 24' 00" East along and with the Northern right-of-way line of Skinner Court 10 feet to a point; thence North 10° 15' 00" East 225 feet more or less to the centerline of a canal; thence North 73° 07' 00" West with the centerline of said canal 10 feet more or less to a point located North 10° 15' 00" East 225 feet from the point of beginning; thence South 10° 15' 00" West 225 feet to the point of beginning.

*The property hereinabove described is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.*

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee and has the right to convey the same in fee simple, that the title is free and clear of all liens and encumbrances except as herein otherwise described, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in such form as to be binding, this the day and year first above written.

*James Ray Sanford* (SEAL)  
**James Ray Sanford**

*Marjorie J. Sanford* (SEAL)  
**Marjorie J. Sanford**

STATE OF NORTH CAROLINA  
COUNTY OF Craven

I, Susan Henderson a Notary Public of Pitt County, Carolina, certify that on this date before me personally appeared **James Ray Sanford and wife Marjorie J. Sanford**, personally known to me or who produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein stated and in the capacity indicated.

Witness my hand and official stamp or seal this 31<sup>st</sup> day of May, 2019.

*Susan Henderson*  
Signature of Notary Public

My Commission Expires: 7/26/19



Doc No: 10038433

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