

FOR REGISTRATION REGISTER OF DEEDS

Carolyn L. Garris

Beaufort County, NC

Electronically Recorded

April 24, 2024 3:16:47 PM

Book 2166 Page 388 - 390

Fee: \$26.00

NC REVENUE STAMP: \$470.00

INSTRUMENT # 2024001755

Beaufort County Land Records
Form Number: 62020

MRM 04/24/2024
Land Records Official Date

Excise Tax: \$470.00
PIN# 47023

This instrument prepared by: Steven R. Jones, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Steven R. Jones, Attorney

Property address: 183 W MAIN STREET UNIT 203, WASHINGTON, NC 27889

THIS DEED made this 20th day of April 2024 by and between:

Submitted electronically by "THE JONES LAW FIRM PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Beaufort County Register of Deeds.

GRANTOR	GRANTEE
<p data-bbox="269 993 758 1087">PAUL R. COLLINS AND SPOUSE, JESUS MANUEL VENEGAS VARELA</p> <p data-bbox="370 1152 659 1247">Forwarding Address: <u>2124 FAZIO DRIVE</u> <u>PINEHURST, NC 28374</u></p> <p data-bbox="240 1278 766 1409">All or a portion of the property herein conveyed does ___ does not <u>X</u> include the primary residence of a GRANTOR. (N.C. Gen. Stat. § 105-317.2)</p>	<p data-bbox="925 993 1294 1087">JOHN ARTER NARRON III AND JOHN ARTER NARRON JR.</p> <p data-bbox="852 1119 1362 1182">AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP</p> <p data-bbox="909 1247 1305 1310"><u>183 W MAIN STREET UNIT 203</u> <u>WASHINGTON, NC 27889</u></p>

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.

W I T N E S S E T H :

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, their heirs and assigns, in fee simple, all that certain lot or parcel of land situated in City of Washington, Pitt County, North Carolina and more particularly described as follows:

(SEE ATTACHED EXHIBIT "A")

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, their heirs and assigns, in fee simple forever.

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.

The property hereinabove described was acquired by GRANTOR(s) by instrument recorded in Book 2012, Page 513, Pitt County Registry.

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

Subject to ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand and seal on this day and year first above written.

Paul R. Collins (SEAL)
PAUL R. COLLINS

Jesus Manuel Venegas Varela (SEAL)
JESUS MANUEL VENEGAS VARELA

STATE OF North Carolina

COUNTY OF Moore

I, Jeffery Markham, a Notary Public for the aforesaid County and State, certify that PAUL R. COLLINS AND JESUS MANUEL VENEGAS VARELA, personally appeared before me this day and acknowledged to me that he/she/they voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal, this 20 day of April, 2024.

Jeffery Markham
NOTARY PUBLIC

My Commission expires: May 1, 2025

Jeffery Markham
(Printed/Typed Name of Notary Public)

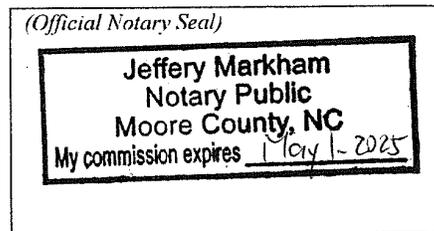


Exhibit "A"

BEING all of Unit 203 of the 183 West Main Condominium, as the same is shown on surveys entitled "Condominium Plat of: 183 West Main Condominium Owners' Association, Inc." by Sorrell Land Surveying, PC, recorded in Unit Ownership Book 1, Pages 136 through 140, Beaufort County Registry, and as further described in the Declaration of 183 West Main Condominium recorded in Deed Book 1992, Page 823, Beaufort County Registry (herein referred to as the "Declaration").

TOGETHER WITH an undivided interest in and to the common elements of the 183 West Main Condominium, as the same are constituted, dedicated and described in the Declaration and shown upon the aforementioned surveys, as well as all rights, privileges and interests appurtenant to the foregoing and arising and by virtue of the terms of the Declaration, particularly including the easements and limited common elements thereby dedicated and established for the benefit of, and as an appurtenance to Unit 203.

Handwritten signature or initials in the bottom right corner of the page.