

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$880.00

Parcel Identifier No. 235IB01001

Prepared by: Ryan W. Johnson, a licensed NC attorney, P.O. Box 10685, Southport, NC 28461
Delinquent taxes, if any, to be paid to the Brunswick County Revenue Office upon disbursement of the closing proceeds by the closing attorney.

This Deed is made this ____ day of March 2022, by and between

L-16 B-184 S-12 PL 108/98

GRANTOR	GRANTEE
<p>Bryan C. Nichols and wife, Charlotte E. Massey-Nichols</p> <p>80 Borders Road Shelby, NC 28150</p>	<p>Robert A. Woody Jr. and wife, Angela S. Woody</p> <p>8158 Cierra Way Waynesville, OH 45068</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.

The Grantor represents that this property is X / is not ____ their primary residence.

WITNESSETH, that, Grantor, in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, by these presents, does give, grant, bargain, sell and convey unto the said Grantee, and Grantee's heirs, successors, and assigns, forever, in fee simple, all that certain lot or parcel of land located in the County of Brunswick, State of North Carolina, and more particularly described as follows:



BEING all of Lot 16, Block 184, Section 12, of a subdivision of property being known as Tranquil Harbour, a section of Long Beach (now Oak Island), NC according to a plat duly recorded in Map Cabinet 108, Page 98 of the Brunswick County Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4688 at Page 1199 of the Brunswick County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances, thereto belonging, to the said Grantee and said Grantee's heirs, successors, and assigns, forever, in fee simple; and the Grantor, for itself, its successors and assigns, does covenant with the said Grantee and said Grantee's heirs, successors and assigns, that Grantor is seized of the premises in fee simple, and has the right to convey the same in the estate aforesaid, that title is marketable and free and clear of all encumbrances, except as herein stated, and that Grantor hereby will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein stated.

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

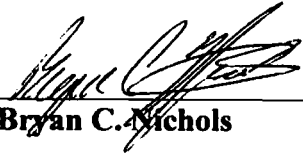
1. Ad valorem taxes for current and subsequent years.
2. Easements for utilities and rights of way in the chain of title.
3. Restrictive covenants of record.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seal, the day and year first above written.

Signatures and Notarial Acknowledgments on following pages



IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seal, the day and year first above written.



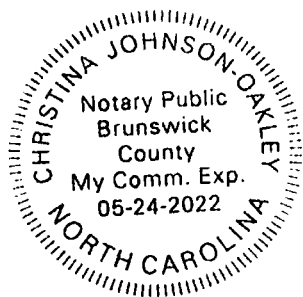
Bryan C. Nichols (SEAL)

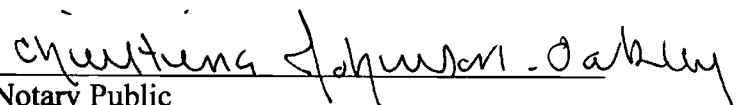
STATE OF NC
COUNTY OF Brunswick

I, the undersigned Notary Public, do hereby certify that **Bryan C. Nichols** personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in the capacity indicated.

WITNESS my hand and official seal or stamp, this the 22 day of March 2022.

{SEAL}





Notary Public
My commission expires: 5-24-22



IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seal, the day and year first above written.

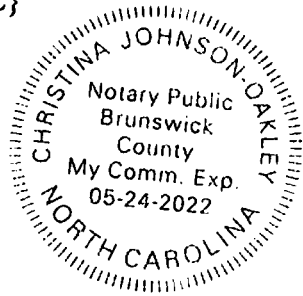
Charlotte E. Massey-Nichols (SEAL)
Charlotte E. Massey-Nichols

STATE OF NC
COUNTY OF Brunswick

I, the undersigned Notary Public, do hereby certify that **Charlotte E. Massey-Nichols** personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in the capacity indicated.

WITNESS my hand and official seal or stamp, this the 18th day of March 2022.

{SEAL}



Christina Johnson-Oakley
Notary Public
My commission expires: 5-24-22