

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/29/2022 8:49:39 AM
Fee Amt: \$203.00 Page 1 of 4
Revenue Tax: \$177.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4316 PG 127 - 130

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA
COUNTY OF Pitt

Prepared By: WYNN LAW, PLLC
Mail To: GRANTEE

Tax Parcel No: 87707, 87708
Excise Tax: \$177.00

GENERAL WARRANTY DEED

The Preparer is informed that all or a portion of the property herein conveyed does not include the principal residence of the Grantor. This instrument was prepared by James P. Wynn, 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.

THIS DEED, made and entered into this the 18th day of July, 2022, by and between MIKE W. COREY and wife, ALICIA B. COREY, whose address is 106 Kilby Drive, Greenville, NC 27858, hereinafter called GRANTOR; and CHRISTOPHER FLOOD and wife, LIANA BORAU-FLOOD, whose address is 1565 Van Hosen Road, Schodack, NY, 12033, hereinafter called GRANTEE;

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, in fee simple, the following described real property, to-wit:

Submitted electronically by "Wynn Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

Lying and being in Carolina Township, Pitt County, North Carolina, and being all of Lot 1, containing 6.2895 acres, and Lot 2, containing 3 acres, Magnolia Farms, as shown on plat recorded in Map Book 87 at Page 134 of the Pitt County Registry.

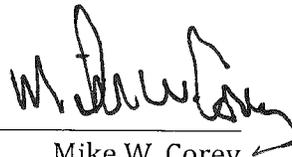
This property is conveyed subject to those Restrictive Covenants attached hereto as "Exhibit A."

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, in fee simple forever.

And the Grantor, for himself, his heirs and assigns, covenants with Grantee, his heirs and assigns, that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2022 ad valorem taxes which are to be prorated between Grantor and Grantee at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that he will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as his seal and has hereunto set his hand and seal on this the day and year first above written.


Mike W. Corey

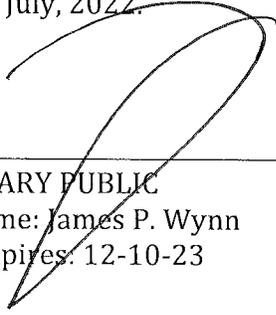

Alicia B. Corey

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, James P. Wynn, a Notary Public of Pitt County, North Carolina do hereby certify that Mike W. Corey and Alicia B. Corey appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and Notarial Seal, this the 16th day of July, 2022.

JAMES P. WYNN
NOTARY PUBLIC
Pitt County, North Carolina
My Commission Expires December 10, 2023



NOTARY PUBLIC
Printed/Typed Name: James P. Wynn
My Commission Expires: 12-10-23

EXHIBIT "A"

Magnolia Farms Restrictive Covenants

The above-described property is conveyed to the following restrictions and condition:

1. The above-described lands shall be used only for residential purposed for a single family dwelling and shall have only one single family dwelling located upon said land.
2. No manufactured or modular homes are to be located upon the above described property. All homes must be constructed on site (stick built).
3. Any homes shall have a minimum of 1600 sq. ft. of heated space with a minimum pitch of 6/12.
4. No inoperable, abandoned or junk cars, or cars without an attached current license plate shall be on the said land.
5. No poultry, swine, goats, cows, or other livestock may be located or permitted upon said land except horses and chickens, not to exceed 10 in the number of any age and must be in enclosed pen. Owners may also have 3 roosters.
6. No dog kennels may be located on the property and no more than 3 dogs and 3 cats may be permitted upon said property, whether inside or outside.
7. No commercial business shall be located upon said property and no business or commercial activity shall be conducted upon said land.
8. Said land shall not be subdivided in any manner.
9. The owner or occupants of said land shall be required to keep the property free and clear of weeds, tall grass, rubbish and trash, and shall maintain the land and dwelling there on in a clean and normal residential appearance by the cutting and removal of the aforesaid vegetation and trash as required.
10. No dwelling or out building, garage, storage shed, or any other building or structure shall be located or placed closer than 10ft. to any side boundary line of the above described land and any outbuilding or storage shed must be behind the main residential dwelling.
11. All utility lines on the said property shall be located underground.
12. These restrictions set forth herein shall run with the above-described land and shall be binding on the parties of the second part and their heirs and assigns until such time as the same are released by the parties of the first part, their heirs and assigns.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all rights, privileges and appurtenances there unto belonging or in anywhere appertaining unto him, the said party of the second part, his heirs and assigns, in fee simple absolute forever.