

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law, P.O.  
Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$270.00

NORTH CAROLINA

GENERAL WARRANTY DEED

CRAVEN COUNTY

PARCEL ID: 1-044-020

This deed, made and entered into this 4<sup>th</sup> day of December, 2023, by and between **Superior Land and Timber Corporation, a North Carolina corporation**, hereinafter referred to as "Grantor"; and **Sonja Lauther and husband Thomas Lauther**, hereinafter referred to as "Grantee". Grantor's mailing address is 1252 Washington Post Rd, New Bern, NC 28562. Grantee's mailing address is 2110 Pecan Haven, New Braunfels, TX 78130.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Craven County, North Carolina, and more particularly described as follows:

**All that certain tract or parcel of land designated as Lot No. 2 on that certain survey for Elisha Gay, Alice Daniels Gay and Thomas R. King, by Robert M. Chiles, P.E., dated May 11, 2001 and recorded at Plat Cabinet G, Slide 136-H, Craven County Registry (the "Map").**

**Together with that certain nonexclusive, perpetual easement for ingress and egress as more particularly shown on said Map, and being conveyed to Grantors herein by Deed from Thomas R. King and wife, Katie Adams King, recorded at Book 1913, Page 725, Craven County Registry.**

**Subject to that certain nonexclusive, perpetual easement for ingress and egress as more particularly shown on said Map, and conveyed to Thomas R. King and wife, Katie Adams King by Deed recorded at Book 1913, Page 728, Craven County Registry.**

**Said tract is all of Parcel 1-044-020.**

*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.*

The property described above was acquired by Grantor by instrument recorded in Book 1913, Page 731, Craven County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

And Grantor covenants with 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 described above is subject to ad valorem taxes for the current year and utility easements and restrictive covenants of record, if any.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first written above.

**Superior Land and Timber Corporation**

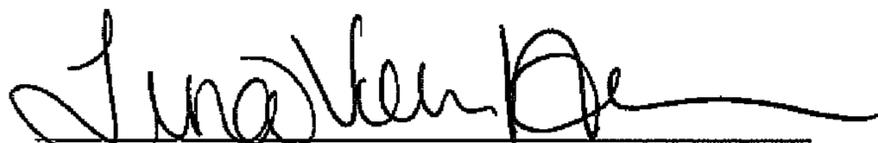
By:   
Luke O. Henthorn, President

\_\_\_\_\_ If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

Pamlico County, North Carolina

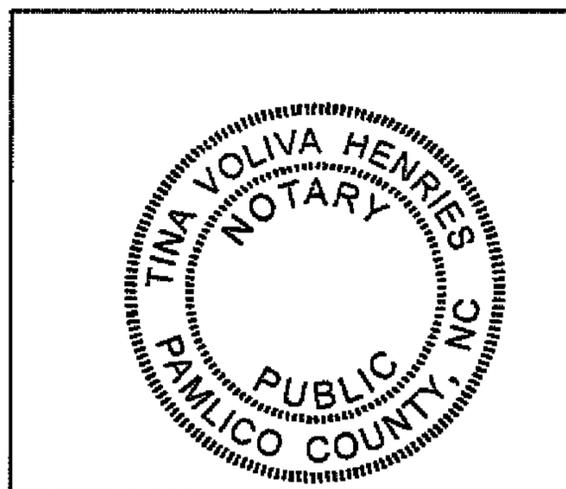
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Luke O. Henthorn, President of Superior Land and Timber Corporation.*

Date: 12/4/2023

  
*Official Signature of Notary*  
Notary Public

Tina Voliva Henries  
Notary Public Printed Name

My commission expires: June 30, 2028



**Notary Seal or Stamp Must Appear In Above Box**