



B4784 P0058 01-24-2022
 14:46:21.000
 Brenda M. Clemmons PROP
 Register of Deeds page 1 of 3
 Brunswick County, NC Register of Deeds
 01-24-2022 14:46:21.000 Brunswick County, NC
 NC REVENUE STAMP: \$116.00 (#803204)

Return to Hewett Law Firm Type PM
 Total 216 Rev 116 Int. 100
 Ck \$ 142 Ck # 4358 Cash \$ 70
 Refund _____ Cash \$ _____ Finance _____
 Portions of document are illegible due to condition of original.
 Document contains seals verified by original instrument that cannot be reproduced or copied.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$116.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.: 25500099

Mail after recording to: Hewett Law Firm, PLLC, 712 Village Road SW, Suite 205, Shallotte, NC 28470

This instrument was prepared by: Mack Hewett, Hewett Law Firm PLLC, a licensed North Carolina attorney.

“Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.”

THIS DEED made this ____ day, of _____ 2021 by and between

GRANTOR

John P. Vieira and wife,
 Susan C. Vieira
 22 Heritage Road
 Columbia, CT 06237

GRANTEE

Nicholas L. Dowless
 9131 Forest Drive SW
 Sunset Beach, NC 28468

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.

WITNESSETH, 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 in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Exhibit “A” attached hereto and incorporated herein by reference.

All or a portion of the property herein above described was acquired by Grantor by instrument recorded in Book 1858, Page 309, Brunswick County Registry.

A map showing the above described property is recorded in Plat Book 15, Page 3, and referenced within this instrument.

The above described property ___ does ___ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

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

- 1) utility easements and rights of way of record, 2) all governmental, zoning, and land use restrictions.

IN WITNESS WHEREOF, the 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(s), the day and year first above written.

(ENTITY NAME)

[Signature] (SEAL)
John P. Vieira

By: _____
Title: _____

[Signature] (SEAL)
Susan C. Vieira

STATE OF Connecticut COUNTY OF Hartford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John P. Vieira and Susan C. Vieira. Witness my hand and official stamp or seal, this the 20 day of January 2021.

My Commission Expires: 11/30/23

[Signature]
Notary Public

Print Notary Name: Nancy Berube

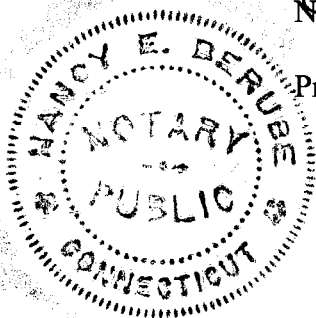




EXHIBIT "A"

Parcel Number: 25500099

BEING all of Lot 21, Bonaparte's Retreat II Subdivision, as shown on a plat thereof recorded in Map Cabinet 15, at Page 3 in the Office of the Brunswick County, North Carolina Registry; provided this conveyance is made SUBJECT to those certain reservations and restrictive covenants set forth in Deed Book 317, at Page 465 and renewed in Book 1351, at Page 46 in the Office of the Brunswick County, North Carolina Registry.

This Property is also known as: 9131 Forest Drive SW, Sunset Beach, NC 28468