



This document presented and filed:
09/15/2021 02:19:57 PM

Gene P. Boger

GENE P. BOGER, Tyrrell COUNTY, NC
Excise Tax: \$330.00

REVENUE STAMPS PAID \$ 330.00

**NORTH CAROLINA
TYRRELL COUNTY**
Excise Tax (.2%): \$330.00
Parcel #: T049 02 009

Delinquent taxes, if any, to be paid by the
closing attorney to the county tax collector
upon disbursement of closing proceeds.

Prepared by: Windy H. Rose, Attorney at Law, P.O. Box 54, Columbia, NC 27925

Return to: W. Jay Wheless, Attorney at Law, 101 US Hwy 64/264, Manteo, NC 27925

NORTH CAROLINA GENERAL WARRANTY DEED

89 Sunset Drive

This DEED is made on this the 13th day of September, 2021 by and between:

**GRANTOR: David M. Roberts, unmarried, 52 Yantz Hill Rd.,
Williston, VT 05495**
**GRANTEE: Michael Lewis Midgett and wife, Anna Midgett, 78 Sunset
Drive, Columbia, NC 27925**

The designation of 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 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 of those certain lots or parcels of land situated in the Columbia Township, Tyrrell County, North Carolina described as follows:

Beginning at an iron pipe located in the Southern right of way line of Sunset Drive located in the Northwest corner of Lot No. 9 as it appears on a plat of survey recorded in Plat Cabinet B, Slide 10E, Tyrrell County Registry, and from the point of BEGINNING running thence South 16 degrees 39 minutes East 90.91 feet to an iron rod; thence South

58 degrees 19 minutes 43 seconds West 74.19 feet to an iron rod; thence South 58 degrees 21 minutes 15 seconds West 101.83 feet; thence South 59 degrees 47 minutes 12 seconds West 100.01 feet; thence North 30 degrees 56 minutes 16 seconds West 89.09 feet; thence North 59 degrees 4 minutes 15 seconds East 298.44 feet, more or less, to the point and place of BEGINNING, and being all that certain tract or parcel of land containing 16,428 S.F. or 0.38 acres, more or less, shown and delineated as "NEW LOT 18" on a plat of survey entitled "Map Prepared of Recombination of Rhodes Haven Lot 1 and Lot 18 David M. Roberts" dated August 28, 2021, prepared by Billy R. Leggett, Professional Land Surveyor, a copy of which is attached hereto and incorporated herein by reference. LESS AND EXCEPT that portion of the above lands lying below the mean high water mark of the Albemarle Sound.

Together with a right of ingress and egress over and through Sunset Drive, First Street and the access roads thereto as they appear on the plat of survey recorded in Plat Cabinet B, Slide 10 E (formerly Map Book 1, Page 53A), Tyrrell County Registry and to which reference is hereby made for a more particularly description.

All or a portion of the property herein conveyed does not include the primary residence of a grantor.

Title to the property hereinabove described was acquired by the Grantor by instrument recorded in **Book 250, Page 103**, Tyrrell County Registry.

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.

Grantor covenants to and 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, subject to the exceptions hereinafter stated:

1. Ad valorem taxes for the year 2021 and subsequent years.
2. Easements of record.
3. Any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.
4. Restrictive covenants and the amendments thereto, if any, of record in the aforesaid Public Registry.

IN WITNESS WHEREOF the said Grantor has hereunto set their hands and seals on the day and the year first above written.

David M. Roberts (SEAL)
David M. Roberts

STATE OF Vermont

COUNTY/CITY OF Chittenden / Williston

I, Todd Quackenbush, a Notary Public of the County and State aforesaid, do hereby certify that David M. Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 13 day of September, 2021.

My commission expires: 11/31/2023

(SEAL)

Todd Quackenbush
Notary Public

Notary Public State of Vermont
Todd Quackenbush
My Comm. Expires 01/31/2023
Commission
★ No. 1570013540 ★