



This instrument is prepared by Zachary T. Clouser a North Carolina licensed attorney. Delinquent taxes, if any, will be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds. The Preparer has made NO record search or examination as to the property herein described, unless the same is shown by his written and signed certificate.

Mail/Box to: Mann McGibney & Jordan
Brief Description: L-9 PH-11B Arbor Creek PL 35/49

Revenue Stamps: \$858.00

Parcel ID:220CH009

NORTH CAROLINA

GENERAL WARRANTY DEED

BRUNSWICK COUNTY

THIS DEED made and entered into this 15 day of Feb., 2023 by and between JAMES F. CURTIS, Sr. also known as JAMES F. CURTIS and wife, SHARYN CURTIS also known as SHARON CURTIS whose mailing address is: 1024 Elbow Ln. Warrington PA 18976 hereinafter called "Grantor," KIMBERLY W. MATTHEWS (Married) hereinafter called "Grantee," whose mailing address is: 8 Morning Glory Lane, Whispering Pines, NC 28327.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the 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 situated in Brunswick County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"

The property herein described was conveyed to Grantor by deed recorded in Book 2849 at Page 832 of the Brunswick County Registry.