



Doc ID: 013629060004 Type: CRP
Recorded: 09/08/2016 at 04:16:53 PM
Fee Amt: \$446.00 Page 1 of 4
Revenue Tax: \$420.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK **3475** PG **686-689**

Excise Tax: \$ 420⁰⁰ File: Richard Griffin
PIN# 74585

No title search was requested nor performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title of the property, the property use, including, but not limited to, any zoning regulations concerning the described property herein conveyed or any other matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made available to preparer at the time of preparation.

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Steven R. Jones
~~Return to:~~ GRANTEE

Property address: 802 BAYHILL COURT, GREENVILLE, NC 27858

THIS DEED made this 26th day of August, 2016 by and between:

GRANTOR	GRANTEE
<p>REGGIE SPAIN CONSTRUCTION, LLC, A North Carolina Limited Liability Company</p>	<p>STEPHEN COREY AND WIFE, JENNIFER COREY</p>
<p>P.O. BOX 20370 GREENVILLE, NC 27858</p>	<p>802 BAYHILL COURT GREENVILLE, NC 27858</p>
<p>All or a portion of the property herein conveyed does ___ does not <u>X</u> include the primary residence of a GRANTOR. (N.C. Gen. Stat. § 105-317.2)</p>	

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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.

W I T N E S S E T H :

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, his heirs and assigns, in fee simple, all that certain lot or parcel of land situated in GRIMESLAND Township, County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and assigns, in fee simple forever.

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.

The property hereinafter described was acquired by GRANTOR(s) by instrument recorded in Book 2983, Page 160, PITT County Registry.

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

Subject to ad valorem taxes for the current year (prorated through the date of closing); encroachments or other matters that would be revealed by an accurate survey or personal observation of the premises; all applicable zoning and land use ordinances, statutes and regulations; any violation by prior owners of any environmental law or regulation; and to the provisions of all applicable unviolated restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed in the appropriate company name by its duly authorized general member(s) or manager(s), on this day and year first above written.

REGGIE SPAIN CONSTRUCTION, LLC

BY: Reginald C. Spain
REGINALD C. SPAIN, Manager

STATE OF NC
COUNTY OF Pitt

I, Stephanie Ann Kelley, a Notary Public in and for the aforesaid County and State do hereby certify that REGINALD C. SPAIN personally came before me this day and acknowledged that he is the Manager of REGGIE SPAIN CONSTRUCTION, LLC, a Limited Liability Company, and that he as Manager, being authorized to do so, voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal, this the 26th day of August, 2016.

Stephanie Ann Kelley
Notary Public
Stephanie Ann Kelley
(Typed/printed name of notary)

My Commission Expires: 6/22/19

Stephanie Ann Kelley
NOTARY PUBLIC
Pitt County
North Carolina
My Commission expires: 6/22/19

EXHIBIT "A"

LYING AND BEING IN GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA AND BEING ALL OF LOT 30-A OF GLEN ABBEY, SECTION 2 AS SHOWN ON MAP RECORDED IN MAP BOOK 79, PAGE 62, PITT COUNTY REGISTRY.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1813, PAGE 63, AS AMENDED IN BOOK 1870, PAGE 790 AND IN BOOK 2354, PAGE 814, PITT COUNTY REGISTRY.