

00861



Doc ID: 002485090002 Type: CRP
Recorded: 01/20/2016 at 03:27:07 PM
Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Pamlico, NC
Lynn H. Lewis Register of Deeds
BK 609 PG 861-862

RETURNED TO: *Delamar*
DATE RETURNED: *1-21-16*
NO EXCISE TAX PAID

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,
P.O. Box 411, Bayboro, N.C. 28515 (without benefit of a title examination)

N.C. Excise Tax - \$0.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 19TH day of JANUARY, 2016, by and between **Miles C. Shorey, III and wife Janice S. Shorey**, hereinafter referred to as "Grantor"; and **CHAS 1, LLC, a North Carolina Limited Liability Company**, hereinafter referred to as "Grantee". Grantor's mailing address is P.O. Box 266, Oriental, NC 28571.. Grantee's mailing address is P.O. Box 280, Oriental, NC 28571.

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 Number Two (2) Township, Pamlico County, North Carolina, and more particularly described as follows:

Beginning at the southwest corner of that property owned by Miles C. Shorey, III, as described in Exception #1 of the deed from Miles C. Shorey, III and wife Janice S. Shorey to CHAS 1, LLC, recorded in Book 585, Page 295, Pamlico County Registry (hereinafter the "Exception # 1 Tract"); running thence, along the western boundary line of the Exception # 1 Tract, N 27 deg. 50' 46" W 94.21 feet to a point; running thence S 66 deg. 50' 40" E 125.60 feet to a point in the northern margin of Tarpon Drive; running thence in a westerly direction, along the northern margin of Tarpon Drive, 78.73 feet to a point, the point and place of BEGINNING, and being a portion of said Exception # 1 Tract.

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 (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.

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 Grantors have hereunto set their hands and seals, the day and year first written above.

Miles C. Shorey (SEAL)
Miles C. Shorey, III

Janice S. Shorey (SEAL)
Janice S. Shorey

_____ 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)

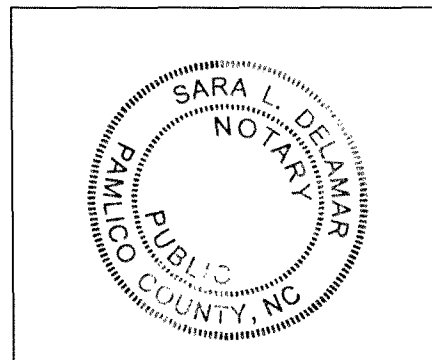
County of Pamlico, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Miles C. Shorey, III and wife Janice S. Shorey.*

Date: 1-19-2016

Sara L. Delamar
Official Signature of Notary
Notary Public

SARA L. DELAMAR
Notary Public Printed Name



Notary Seal or Stamp Must Appear In Above Box

My commission expires: 9/1/2020