

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/18/2023 1:38:32 PM
Fee Amt: \$101.00 Page 1 of 3
Revenue Tax: \$75.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 716 PG 579 - 581

Prepared by/Return to: Sara Delamar, Delamar & Delamar, PLLC, Attorneys at Law, P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$75.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 9th day of August, 2023 by and between **Oriental Consortium, LLC, a North Carolina limited liability company**, hereinafter referred to as "Grantor"; and **Kent R. Stern and wife, Leticia Peguero Stern**, hereinafter referred to as "Grantee". Grantor's mailing address is 6207 Mainsail Point Drive, Oriental, NC 28571. Grantee's mailing address is 889 NE 5th Street, Deerfield Beach, FL 33441.

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 Pamlico County, North Carolina, and more particularly described as follows:

Lot Numbered Eighteen (18) of Block "F" of the SEA VISTA SUBDIVISION, ORIENTAL HEIGHTS AREA, as shown on a map recorded in Map Book 5 at page 53, Pamlico County Registry. Said lot also being shown on a survey and map prepared by Kendall E. Gaskins, PLS, dated March 10, 2006, entitled "SURVEY FOR ALLEN PROPST, JR. and wife ANGELA P. PROPST", copy of which is attached to the deed recorded in Book 465 at page 225, Pamlico County Registry and incorporated herein by reference.

This conveyance is made subject to the restrictive and protective covenants recorded in Book 160 at page 577, Pamlico County Registry.

AS AN APPURTENANCE to said lot there is conveyed herewith an easement for pedestrian access to Whittaker Creek over and along the channel strip described in Book 679, Page 708,

Submitted electronically by "Delamar & Delamar, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pamlico County Register of Deeds.

Pamlico County Registry. Said lot is also conveyed subject to the rights of others in the said easement as provided in the Declaration and Agreement recorded in Book 228, Page 379, Pamlico County Registry, as amended in Book 270, Page 415, and Book 679, Page 708, said registry.

The property described above was acquired by Grantor by instrument recorded in Book 633, Page 843, Pamlico County Registry.

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 Grantor has caused this instrument to be signed in its company name, by its duly authorized member/manager, the day and year first written above.

ORIENTAL CONSORTIUM, LLC

BY: C. Allen Propst, Jr. (SEAL)
C. Allen Propst, Jr., Member/Manager

_____ 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)

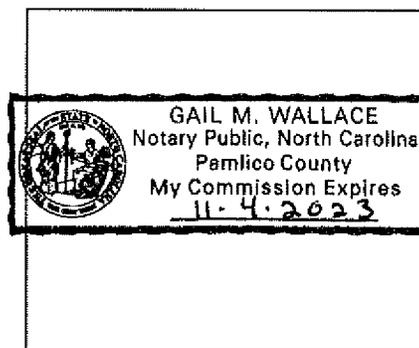
Pamlico County, North Carolina State

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *C. Allen Propst, Jr., Member/Manager of Oriental Consortium, LLC.*

Date: 8-9-2023

Gail M. Wallace
Official Signature of Notary
Notary Public

Gail m. Wallace
Notary Public Printed Name



Notary Seal or Stamp Must Appear In Above Box

My commission expires: 11-4-2023