

NORTH CAROLINA GENERAL WARRANTY DEED

NO OPINION OF TITLE OFFERED OR RENDERED

Tax Lot No. _____ Excise Tax: \$50.00 Parcel Identifier No.: 214CI042
Mail after recording to Wortman Law Firm PLLC, 632 Village RD SW Suite 3 Shallotte, NC 28470
This instrument was prepared by Sandra L. Darby, a NC licensed Attorney, P.O. Box 10807, Southport, NC 28461. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.(25-11568)

Brief description for the Index: **L-42 PH-1, Rutledge Plat 47/43**

THIS DEED made this _____ day of July 2025 by and between _____

<p>GRANTOR JEFFREY L. SANDERSON, TRUSTEE UNDER THE TRUST AGREEMENT OF JEFFREY L. SANDERSON DATED OCTOBER 25, 2002 10 CHURCH STREET WILMINGTON, NC 28401</p>	<p>GRANTEE ADOLFO MARTINEZ 383 CHERRY BUCK TRAIL CONWAY, SC 29626</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.

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 tract or parcel of land lying and being in the Town of Shallotte, Lockwood Folly Township, Brunswick County, North Carolina, and more particularly described as follows:

BEING ALL OF Lot 42, Phase 1 of Rutledge Subdivision as shown on a plat thereof duly recorded in Map Cabinet 32, Pages 62-67 and Map Book 47, Page 39, both of the Brunswick County Registry and said lot having the metes, bounds and location as shown on the above referenced plat incorporated herein by reference for a more certain legal description.

This conveyance is made SUBJECT to those covenants and restrictions of record in Book 2162 Page 358 of the Brunswick County Registry.

This being a portion of the property acquired by the Grantors by deed recorded in Book 5247 at Page 972 in the Office of the Register of Deeds of Brunswick County, North Carolina.

This is not the Grantor's Primary Residence.

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.

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.

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

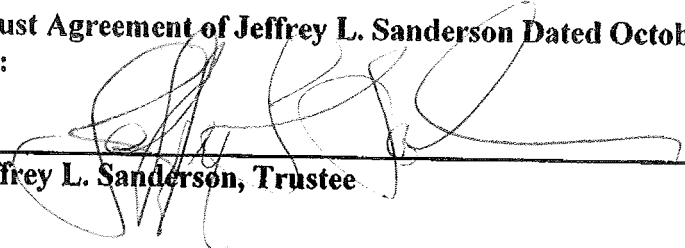
1. Any and all easements, and public and private utility or rights of way of record or otherwise affecting said property.
2. Ad valorem taxes for 2025 and subsequent years.
3. Subject to all restrictions, limitations and reservations of record and as amended and supplemented from time to time.

{Signature Page to Follow}

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

Trust Agreement of Jeffrey L. Sanderson Dated October 25, 2002

By:



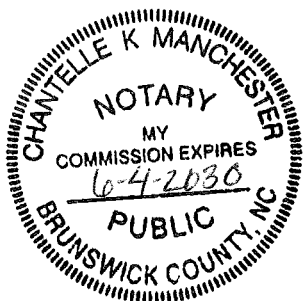
Jeffrey L. Sanderson, Trustee (Seal)

STATE OF NC
COUNTY OF BRUNSWICK

I, the undersigned, a Notary Public for said County and State, do hereby certify that Jeffrey L. Sanderson, Trustee under the Trust Agreement of Jeffrey L. Sanderson dated October 25, 2002, Grantor herein, either being personally known to me or whose identity was evidenced by the form of a Driver's License, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this the 10TH day of JULY, 2025.

{SEAL-STAMP}




Notary Public

Printed Name: CHANTELLE K MANCHESTER

My commission expires: 6-4-2030

ATTACHMENT TO DEED (Page 1 of 2)

Prepared by & return to:
Sandra L. Darby, Attorney at Law
1430 N. Howe Street
Southport, NC 28461

CERTIFICATE OF TRUST
Trust Agreement of Jeffrey L.
Sanderson

I, the undersigned, do hereby certify that:

This trust certificate is given by the Trustee voluntarily, pursuant to the North Carolina Uniform Trust Code and under penalty of perjury, intending that the facts set forth in this Certificate be relied upon as true and correct.

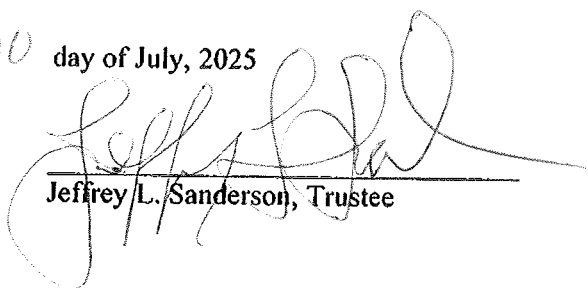
1. The Trust is evidenced by a Trust instrument executed on October 25, 2002. The Trust is currently in existence and was amended December 8, 2020.
2. The name of the settlor of the Trust is: Jeffrey L. Sanderson
3. The name and address of each currently acting trustee of the Trust is:
Jeffrey L. Sanderson
10 Church Street
Wilmington, NC 28401
4. The trustee is authorized by the trust instrument or by the provisions of applicable law (including, but not limited to N.C.G.S. § 36C-8-815) to buy, sell, convey, pledge, mortgage, lease, manage, operate, control or transfer title to trust property, including real property, except as limited by the following (if none, so indicate): None.
5. The taxpayer identification number for the Trust is: n/a. (NOTE: This section may be left blank if the taxpayer identification number is the same as the social security number of a party to the trust instrument and this document is to be recorded in the public record.)
6. The Trust has not been revoked, modified or amended in any manner that would cause any of the representations contained in this Certification to be incorrect.
7. The title to trust property was acquired by Deed recorded in Book 5247, Page 972 of the Brunswick County Registry.

{Signatory & Notary Page to Follow}



ATTACHMENT TO DEED (Page 2 of 2)

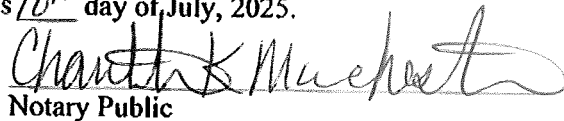
Witness my hand and official seal this the 10 day of July, 2025


Jeffrey L. Sanderson, Trustee

STATE OF NC
COUNTY OF BRUNSWICK

I, the undersigned, a Notary Public of said county and state do hereby certify that Jeffrey L. Sanderson, Trustee of The Trust Agreement of Jeffrey L. Sanderson, Grantor, either being personally known to me or proven by satisfactory evidence in the form of a driver's license personally appeared before me this day, acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 10th day of July, 2025.
{SEAL}


Notary Public

CHANTELLE K MANCHESTER
Printed Notary Name
My Commission Expires: 6-4-2030

