



Revenue: \$70.00

Parcel ID: 255JA006

This instrument prepared by **Cynthia D. Bridgers**, a licensed North Carolina attorney.  
Delinquent taxes, if any, to be paid by the closing attorney, to the Brunswick County Tax Collector upon disbursement of closing proceeds.

**\*\*WITHOUT OPINION ON TITLE BY PREPARER\*\***

**The property herein conveyed is NOT the primary residence of Grantor.**

Brief Description for the Index: Lot 6 Section D Heritage Haven

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF BRUNSWICK

THIS DEED made this 13 day of July 2024, by and between **GAIL A. DIMAGGIO** (unmarried), **GRANTOR**, whose permanent mailing address is 294 Center Street, West Hartland, Connecticut 06091, and **SCOTT R. LASSITER, GRANTEE**, whose permanent mailing address is 209 Ronaldsby Drive, Cary NC 27511

The designation Grantor and Grantee as used herein shall include said parties, heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

The Grantor, for a good and 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 SHALLOTTE Township, BRUNSWICK County, North Carolina and more particularly described as follows:

BEING all of Lot #6 (six), Section D, Heritage Haven, Incorporated, Shallotte Township, Brunswick County, North Carolina according to a map prepared by Jan K. Dale, RLS, dated November 10, 1987 and duly recorded in Map Cabinet S at Page 159 Brunswick County, Registry.

For back reference see Deed Book 747 at Page 978 of the Brunswick County Registry.



NO OPINION ON TITLE HAS BEEN RENDERED BY THE PREPARER.

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.

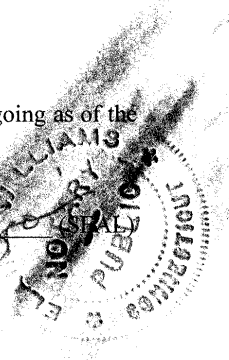
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

- 2024 Ad Valorem;
- all applicable governmental and land use regulations; and
- all applicable easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*Gail A. Dimaggio*  
GAIL A. DIMAGGIO



STATE OF CONNECTICUT  
COUNTY OF Hartford

I, Elaine Williams, a Notary Public of the County and State aforesaid, do hereby certify that **GAIL A. DIMAGGIO** (unmarried), either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this 13 day of July 2024.

My commission expires: 6/31/25

*Elaine Williams*  
(Notary Public)

