

OK-27
0339

FILED
MARTIN COUNTY NC
KIMBERLY J. GRIFFIN
REGISTER OF DEEDS

FILED Nov 30, 2018
TIME 04:11 pm
BOOK OK-27
START PAGE 0339
END PAGE 0341
INSTRUMENT # 02098
RECORDING \$26.00
EXCISE TAX LCB (None)

BK:OK-27 PG:0339

INDEXED
 GRANTOR GRANTEE

Lois C Beck, Assistant

Prepared by James R. Batchelor, Jr., of
Bowen & Batchelor, Attorneys.

NORTH CAROLINA

MARTIN COUNTY

WARRANTY DEED

THIS DEED, made this the 30th day of November, 2018, by James J. Sullivan and wife, Mary C. Sullivan of 40215 N. Second Drive, Phoenix, AZ 85086, parties of the first part, to James J. Sullivan and Mary C. Sullivan as Co-trustees of the JJ & MC Sullivan Family Trust, U/A dated October 9, 2018 of 40215 N. Second Drive, Phoenix, AZ 85086, parties of the second part.

WITNESSETH:

THAT said parties of the first part in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to them paid by the parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, grant, and convey to said parties of the second part, their successors and assigns, those certain lots or parcels of land located in Hamilton Township, Martin County, North Carolina, and being more particularly described as follows:

Tract One: That certain lot or parcel of land and improvements thereon located at the southwest corner of the intersection of Long Street and Front Street (Highway No. 903) in the Town of Hamilton, Hamilton Township, Martin County, North Carolina, and described as being all of the land and improvements thereon as shown on map of said parcel of land entitled "Lot of Survey for Mr. and Mrs. Byrne Ambro Jackson" dated August 29, 1979, prepared by Thomas S. Speight, R.L.S. which map is recorded in Map Book 13, Page 63 (Plat Cabinet B, Slide 2780 of the Martin County Public Registry and incorporated herein by reference for a more complete and accurate description of said land. This property was conveyed to LaVerne H. Jackson by deed from Ruth P. Haislip, widow, recorded in Book X-10, Page 333, in the Martin County Public Registry. And being the same property conveyed to Philip J. O'Brien and wife, Anna M. O'Brien recorded in Book M-12, Page 722 of the Martin County Public Registry. And being the same property shown in deed recorded in Book M-25, Page 124 from the Anna O'Brien heirs to James J. Sullivan and wife Mary C. Sullivan. Said property known as 308 N. Front Street, Hamilton, NC.

TRANSFERRED
ASSESSOR

James R. Batchelor, Jr.
MARTIN COUNTY TAX OFFICE

0900505

091520 - *James R. Batchelor, Jr.* 2018

MARTIN COUNTY TAX OFFICE

Tract Two: Being one lot 50 feet by 60 feet, situated in the Town of Hamilton on South Street, starting on South Street at now or formerly George Gilliam corner; thence down said street south 50 feet; thence west 60 feet to a stob; thence north 50 feet to now or formerly George Gilliam line; thence east 60 feet to South Street, the beginning, and being the same property described in deed of record in Book U-3 page 72 of the Martin County Public Registry. This is the same property conveyed in deeds recorded in X-8 page 765 and Book F-9 page 229, Martin County Registry. See also Deed to Isabel M. Bernfeld recorded Book K-20 page 784, Martin County Registry. And being the same property shown in deed recorded in Book O-26, Page 930 from Daniel Manning as Executor of the Estate of Isabel Murray Bernfeld to James J. Sullivan and Mary C. Sullivan. Said property known as 302 N. South Street, Hamilton, NC.

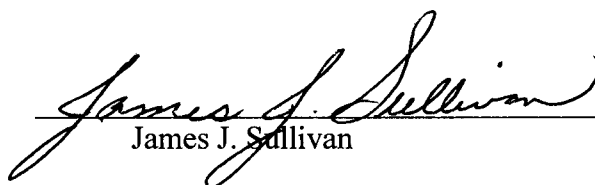
This property does not contain the primary residence of the grantors hereinabove named.

It is understood and agreed that the law firm of Bowen & Batchelor, Attorneys did not perform a title search on this property and that Bowen & Batchelor, Attorneys is in no way certifying the title to this property.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land, and all privileges and appurtenances thereto belonging, to the said parties of the second part, its successors and assigns, to its only use and behoof forever.

AND the said parties of the first part for themselves and their heirs, administrators, and assigns covenant with said parties of the second part, its successors and assigns, that they are seized of said premises in fee and have the right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

 (SEAL)
James J. Sullivan

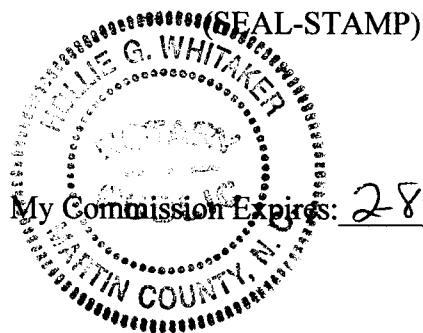
 (SEAL)
Mary C. Sullivan

STATE OF NC

COUNTY OF Martin

I, Hellie G Whitaker, Notary Public, do hereby certify that James J. Sullivan and wife, Mary C. Sullivan personally came before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this 30th day of November, 2018.



Hellie G Whitaker
Notary Public

return to: James + Mary Sullivan
46215 N. Second Dr.
Phoenix, AZ 85086

\$26.00 rec.
no stamps