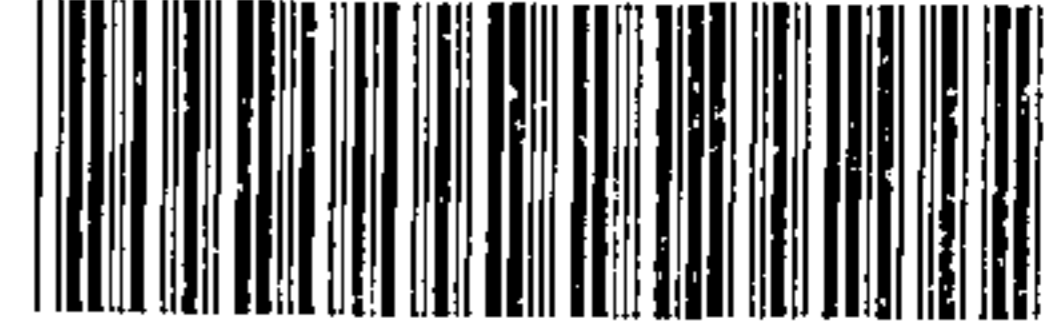


BK 2111 PG 222

FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
July 12, 2022 03:11:01 PM
Book 2111 Page 222-224
FEE: \$26.00
INSTRUMENT # 2022004101

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 57990
CLB 7/12/2022
Land Records Official Date



INSTRUMENT # 2022004101

PREPARED BY: MAYO & MAYO ATTORNEYS AT LAW 102 WEST 2ND STREET WASHINGTON, NC 27889

This instrument prepared by William P. Mayo, Jr., a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA **NO REAL ESTATE TAX PAID** REID #42148

BEAUFORT COUNTY REVENUE STAMPS: \$0.00

THIS DEED, Made and entered into this the 11th day of July, 2022 by and between **GERALDINE S. SMITH** and husband, **CARE W. SMITH**, hereinafter referred to as parties of the first part; to **RUSSELL ALAN SMITH** and wife, **DENICE C. SMITH** of 102 Roberson Road, Washington, NC 27889, hereinafter referred to as parties of the second part;

W I T N E S S E T H :

That the said parties of the first part in consideration of the sum of Ten Dollars and other good and valuable consideration to them in hand paid by said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents, do bargain, sell and convey unto the said parties of the second part, their heirs and assigns, the following parcel of land in the City of Washington, Beaufort County, North Carolina, more particularly described as follows:

IT BEING that parcel of land having the street address of 901 W. 5th Street, Washington, NC 27889 (being the former location of Buck Auto Sales and being further described as Beaufort County REID #42418 and being more particularly described as follows:

BEGINNING at the Southwest corner of Hackney Avenue and Grimes Road, running thence with the Western side line of Hackney Avenue in a Southerly direction a distance of 100 feet; thence at right angles to Hackney Avenue and parallel with Grimes Road 150 feet to a corner; thence in a Northerly direction and parallel to Hackney Avenue 100 feet to the Grimes Road; thence with the Grimes Road in

an Easterly direction 150 feet to the beginning, constituting a parallelogram having a frontage of 100 feet on the Western side of Hackney Avenue and 150 feet on the Southern side of Grimes Road, and being the same as was conveyed to Elbert Smith (now deceased) by deed dated June 30, 1947 of record in Deed Book 373, Page 487, Beaufort County Registry. Further reference being made to the Estate of Elbert Smith whereby Geraldine Smith inherited this property. Geraldine Smith later remarried Carl W. Smith who joins in the execution of this deed.

This conveyance **DOES NOT** include the Grantor's primary residence.

TO HAVE AND TO HOLD in the aforesaid parcel of land and all privileges and appurtenances thereunto belonging unto the said parties of the second part and their heirs and assigns forever, subject to the following:

1. 2022 Beaufort County prorated ad valorem taxes.
2. Easements, rights of way and restrictions of record in Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple, that the same is free from incumbrances, SUBJECT TO those matters set forth above, and that, subject thereto, they will warrant and defend the title to the same against the lawful 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.

Geraldine S. Smith (SEAL)
GERALDINE S. SMITH

Carl W. Smith (SEAL)
CARL W. SMITH

STATE OF NORTH CAROLINA

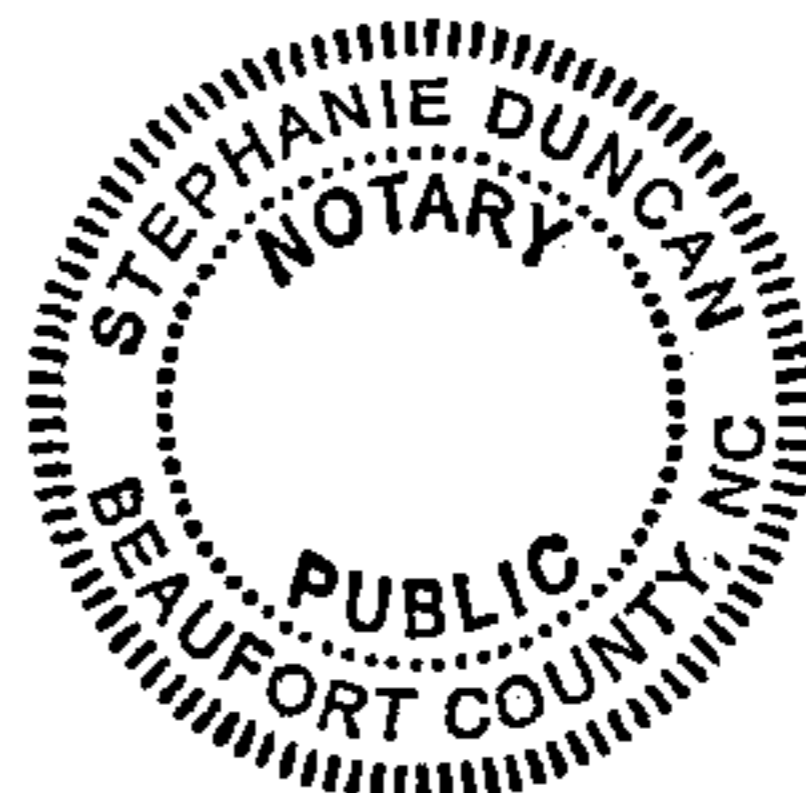
COUNTY OF BEAUFORT

I, Stephanie Duncan, a Notary Public in and for the County and State aforesaid, do hereby certify that **GERALDINE S. SMITH and CARL W. SMITH** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal, this the 11 day of July, 2022.

Stephanie Duncan
NOTARY PUBLIC

My Commission Expires: 10/4/2026



Will Mayo SM