

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/20/2019 3:38:08 PM
Fee Amt: \$426.00 Page 1 of 4
Revenue Tax: \$400.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 646 PG 211 - 214

Prepared by:
John W. King, Jr.,
Attorney at Law
Stubbs Perdue, P.A.
310 Craven Street
P.O. Box 1654
New Bern, NC 28563

Without title examination

The property herein conveyed DOES include the primary residence of a Grantor.

Parcel No. D061-188-58 & D061-236
Revenue Stamps \$400.00

NORTH CAROLINA

PAMLICO COUNTY

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated the 19th day of March, 2019, is made by and between Mary Ann Martin, unmarried whose address is 2850 Kimberly Drive Deltona, Florida, 32738, (herein called the "Grantor"); and Jack Duffy Hancock, Jr., whose address is 892 Chair Rd., New Bern, North Carolina 28560, (herein called the "Grantee").

The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

submitted electronically by "Moeller, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pamlico County Register of Deeds.

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, the following described real property; to wit:

TRACT ONE:

Portions of Lots 56 and 58 on the west side of Chair Road in the Reelsboro Community, according to a plat prepared by G. Jerome Norman, R.L.S., dated November 18, 1970, entitled "Revised Plan of Pinedale, Section 3", and recorded in Map Book Five at page 40, Pamlico County Registry. The lands conveyed hereby are more particularly described as follows: BEGINNING in the western edge of Chair Road at a point which is the following five courses and distances from the intersection of the centerline of said road with the centerline of a concrete tile in Mirey Branch as shown on said map: North 58° 49' West with the road centerline 228.3 feet; thence south westwardly at right angles to said road centerline 30 feet; thence North 50° 15' West with the western edge of the road 87.93 feet; thence North 30° 57' West with the road edge 110 feet; thence North 18° 52' West with the road edge 14 feet to the point of beginning; thence from said beginning point North 17° 30' West with said road edge 200 feet; thence South 72° 30' West 200 feet; thence South 17° 30' East 206.6 feet; thence North 70° 30' East 200.46 feet to the point of BEGINNING, containing one acre, more or less.

This conveyance is subject to the restrictive covenants contained in the instrument dated January 28, 1969 and recorded in Book 151 at Page 311, Pamlico County Registry.

Said land is a portion of that conveyed by G. G. Brinson and wife to E. L. Gooding by deed dated February 17, 1945, and recorded in Book 102 at Page 237, Pamlico County Registry.

TRACT TWO:

In the Reelsboro Community, on the west side of the Chair Road as shown on the map prepared by G. Jerome Norman, R.L.S., dated November 18, 1970, entitled "REVISED PLAN OF PINEDALE, SECTION 3", and recorded in Map Book Five at page 40, Pamlico County Registry, it being bounded on the east by the west lines of Lots 56 and 58, a portion of which was conveyed by E. Lemwood Gooding and wife to Charles W. Buck and wife by deed dated March 29, 1971

and recorded in Pamlico County Registry, BEGINNING in the west line of Lot 58 as shown on said map at a point 14 feet North 17° 30' West from the southeast corner of said lot, said beginning point being the northwest corner of the land conveyed by E. Lemwood Gooding and wife to James William Whitfield and wife by deed dated April 18, 1969 and recorded in Book 152 at page 619 Pamlico County Registry, and the southwest corner of the conveyed by said Goodings to Charles W. Buck and wife in the deed hereinabove referred to, and running thence North 17° 30' West along the west lines of Lots 58 and 56, 206.6 feet to the northwest corner of said Charles W. Buck lot; thence South 72° 30' West 200 feet; thence South 17° 30' East 206.6 feet; thence North 72° 30' East 200 feet to the point of BEGINNING, containing one acre, more or less.

Said land is subject to the restrictive covenants contained in the instrument dated January 28, 1969 and recorded in Book 151 at Page 311, Pamlico County Registry, notwithstanding the fact that said lot is not mentioned in said instrument, and said instrument is incorporated hereby by reference.

The property hereinabove described was acquired by Grantor by deed recorded in Book 413 Page 195, Pamlico County Registry.

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee and has the right to convey the same in fee simple, that the title is free and clear of all liens and encumbrances except as herein otherwise described, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

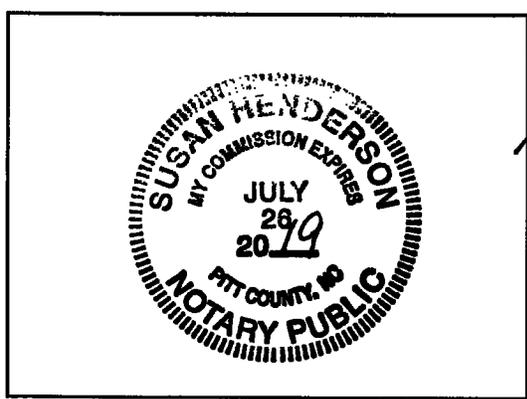
IN WITNESS WHEREOF, Grantor has caused this instrument to be properly executed in such form as to be binding after proper authority having been given this the day and year first above written.

Mary Ann Martin (SEAL)
Mary Ann Martin

NORTH CAROLINA
Crowder COUNTY

I, a Notary Public of Putnam County, North Carolina, certify that on this date before me personally appeared Mary Ann Martin, personally known to me or who produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein stated and in the capacity indicated.

Witness my hand and official stamp or seal this the 19th day of March 2019.



Susan Henderson
Notary Public
My Commission Expires: 7/26/19

Notary seal or stamp must appear within this box.