

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/6/2022 11:22:34 AM
Fee Amt: \$576.00 Page 1 of 2
Revenue Tax: \$550.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4267 PG 366 - 367

EXCISE TAX: \$550.00

RECORDING TIME, BOOK AND PAGE

PREPARED BY: T. SCOTT SESSIONS, ATTORNEY AT LAW; THE MCGOUGAN LAW FIRM; 130 JEFFERSON STREET, P.O. BOX 1319, WHITEVILLE, NORTH CAROLINA 28472.

Unless otherwise shown by the attorney's written opinion of title, the attorney preparing this instrument has not conducted any title examination as to the property referenced herein. As a general rule, any document affecting title to real property should be recorded immediately to preserve priority. A Deed Of Gift not recorded within two years of its making becomes void. Questions regarding recording should be discussed with an attorney, particularly if this instrument is not to be recorded immediately upon closing.

This instrument prepared by: T. Scott Sessions, 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.

TAX INFORMATION: PARCEL NUMBER 08893

**STATE OF NORTH CAROLINA
COUNTY OF PITT**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this the 9th day of March, 2022, by RICKY JAMES BENTON, II, and wife, ANGELA WILLIAMSON BENTON, of Post Office Box 763, Cerro Gordo, North Carolina 28430, whether one or more, party of the first part, to NICHOLAS MICHAEL BARBER and spouse, MOLLY ANN BARBER, of 502 Palm Avenue, Eustis, Florida 32726, whether one or more, party of the second part. The designation party of the first part and party of the second part 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 said party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable considerations to it paid by said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does grant, bargain, sell, and convey unto said party of the second part, its heirs and assigns, all of its right, title, and interest in and to those certain tracts and parcels of land located in the City of Greenville, Greenville Township, Pitt County, North Carolina, and being more particularly described as follows:

That certain tract or parcel of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake in the Northern right-of-way of Forest Hills Drive, said stake being the common corner for Lots 8 and 9 of Block "A" of Sheraton Place Subdivision; thence North 27 degrees and 25 minutes West 107.1 feet to an iron stake, a common corner for Lots 8 and 9, Block "A"; thence North 22 degrees and 57 minutes West 15 feet to a new corner; thence North 29 degrees and 03 minutes East 95 feet to an iron stake, the common corner for Lots 2, 4, 5, 7, 8, 10, and 11, Block "A"; thence South 84 degrees and 48 minutes East 62.8 feet to a new corner; thence South 27 degrees and 25 minutes East 141.3 feet to a new corner in the Northern right-of-way of Forest Hills Drive; thence South 62 degrees and 35 minutes West 133.3 feet to the point of

Submitted electronically by "Black, Slaughter & Black, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

BEGINNING, and being all of Lot No. 8, and portions of Lots 7 and 10, Block "A" of Sheraton Place Subdivision, as shown by map recorded in Map Book 6 at Page 134, in the Office of the Register of Deeds of Pitt County. This being the identical property conveyed in certain Deed dated May 8, 1959, from Lee M. Nance and wife, Doris W. Nance, to Howard H. Gradis and wife, Lillian L. Gradis, which said Deed appears of record in Book Z-30 at Page 355, Pitt County Public Registry.

Being the same property conveyed from Gregory G. Watkins and wife, Alice J. Watkins, to Ricky James Benton, II and wife, Angela Williamson Benton, by Deed dated the 5th day of December, 2016, and recorded in Book 3509 at Page 188, Pitt County Registry.

The subject property [] does [X] does not include the primary residence of a grantor (NCGS Section 105-317.2).

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the party of the second part in fee simple.

AND the party of the first part, as Grantor, covenants with the party of the second part, as Grantee, that the party of the first part is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that the party of the first part will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

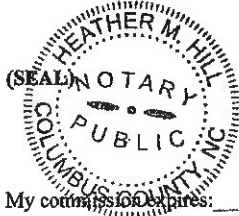
Ricky J Benton II (SEAL)
RICKY JAMES BENTON, II

Angela Williamson Benton (SEAL)
ANGELA WILLIAMSON BENTON

STATE OF NORTH CAROLINA
COUNTY OF COLUMBUS

I, Heather M. Hill, Notary Public of the county and state aforesaid, do hereby certify that RICKY JAMES BENTON, II, and wife, ANGELA WILLIAMSON BENTON, personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes herein set forth.

WITNESS my hand and official notarial seal or stamp, this the 9th day of March, 2022.



Heather M Hill (SEAL)
NOTARY PUBLIC

My commission expires: 4-8-2022