

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$461.00

Parcel Identifier No. 7-104-A-118 Verified by Craven County on the ____ day of _____, 20____
By: _____

Mail/Box to: W. Mack Rice, P.A., 193 US Hwy 70 W, Havelock, NC 28532

This instrument was prepared by: W. Mack Rice, P.A.

Brief description for the Index: Lot 118, Section A, Phase Six, Longleaf Pines

THIS DEED made this 19th day of May, 2022, by and between

GRANTOR	GRANTEE
On Yuen Lau and spouse, Jennifer Ruth Lau 37 Keowee Lane Beaufort, SC 29906	Brandon Lee Walker and spouse, Carissa Ann Walker 3110 Catarina Lane New Bern, NC 28562

The designation Grantor and Grantee 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 the Grantor, for a 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 Township Number Seven (7), Craven County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3455, Page 598, Craven County Registry.

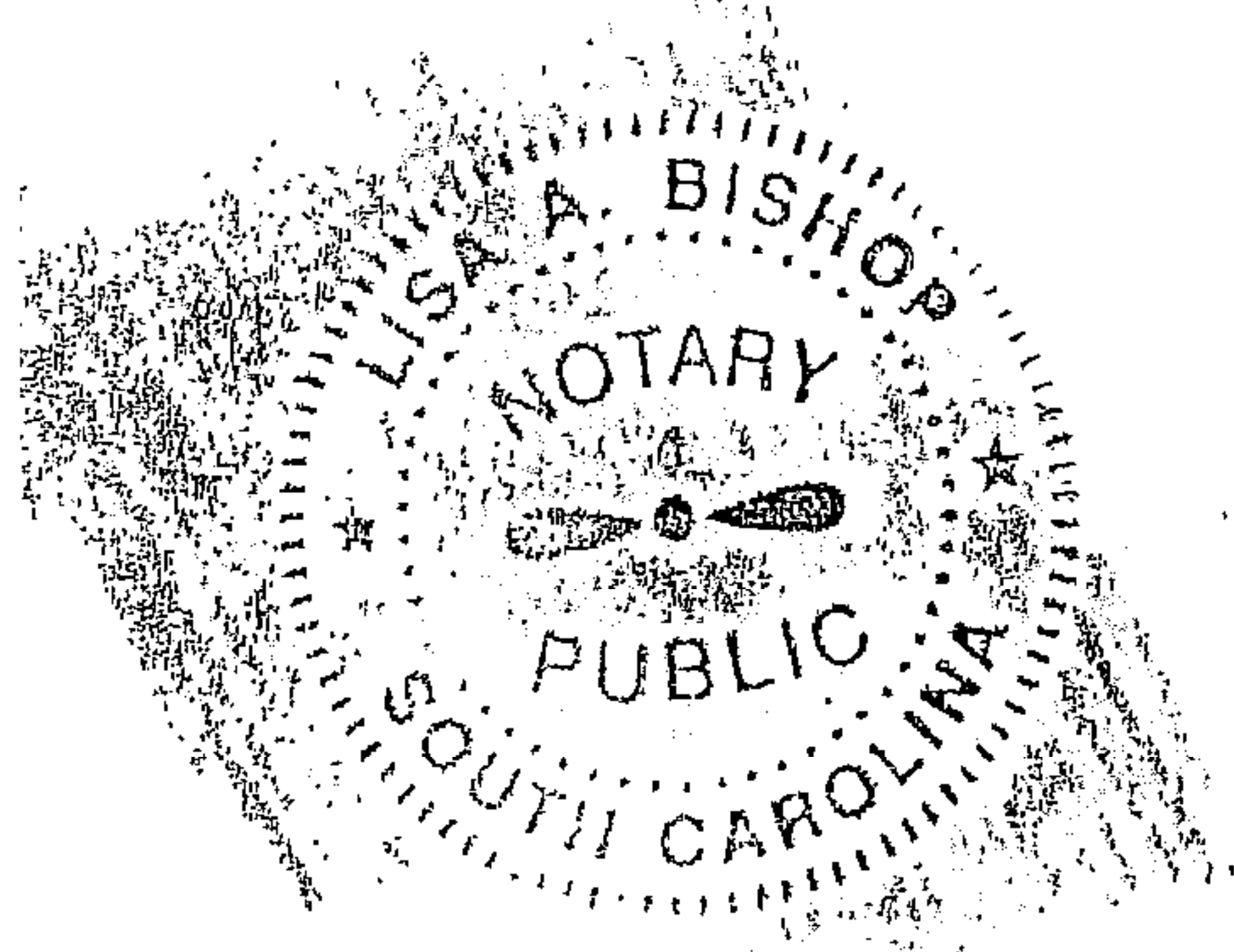
All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat Cabinet H, Slide(s) 178-H, Book 2948, Page 187, Craven County Registry.

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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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



On Yuen Lau (SEAL)
On Yuen Lau

Jennifer Ruth Lau (SEAL)
Jennifer Ruth Lau

State of South Carolina
County of Beaufort

I, the undersigned Notary Public of the County and State aforesaid, certify that On Yuen Lau and spouse, Jennifer Ruth Lau, 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 stamp or seal this 19th day of May, 2022.

My Commission Expires:
April 14 2025

Lisa Bishop
Notary Public

LISA A. BISHOP
SOUTH CAROLINA
NOTARY PUBLIC
EXP. 14 APR 25

EXHIBIT A

Being all of Lot No. 118, as shown and delineated on a map of Longleaf Pines, Phase Six, Section A, said map being recorded in Plat Cabinet H, Slide 178-H, Book 2948, Page 187, in the Office of the Register of Deeds of Craven County, reference to said map being hereby made for a more perfect description of said property.

This conveyance is made together with and subject to those certain restrictive and protective covenants recorded in Book 2952, Page 247, in the Office of the Register of Deeds of Craven County, and other easements and restrictions of record.