

BK 3724 PG 1733 - 1736 (4) DOC# 10096586
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Fee: \$26.00 DocType: DEED Tax: \$185.00
Craven County, North Carolina
Sherri B. Richard, Register of Deeds

WARRANTY DEED

Parcel Number: 7-012-22000

Revenue Stamps: \$185.00

Prepared by Steven K. Bell, Attorney at Law, PC

NORTH CAROLINA

Property was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 14 day of March, 2022, by and between LAIDHRE, LLC, a North Carolina Limited Liability Company, hereinafter referred to as Grantor(s); and KYLE HUTCHINGS and spouse, KRISTINA HUTCHINGS, whose address is 810 Tupelo Glen Court, Fuquay-Varina, NC 27526, hereinafter referred to as Grantee(s);

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees, their heirs and assigns, in fee simple, the property described on Exhibit A attached hereto and made a part of this deed.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

Submitted electronically by "Julie A. Parker, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Craven County Register of Deeds.

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal the typewritten word "SEAL" appearing after their signatures herein below this the day and year first above written.

LAIDHRE, LLC
A North Carolina Limited Liability Company

✓ By: [Signature] (SEAL)
EDWARD J. HORNER, MANAGING PARTNER

✓ STATE OF NC
✓ COUNTY OF Dare

I certify that the following person personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: EDWARD J. HORNER.

✓ Witness by hand and official seal, this the 14th day of Mar, 2022.

[Signature]
Notary Public

My Commission Expires
✓ 07-23-2025

DANA A. COYNE
Notary Public
Dare Co., North Carolina
My Commission Expires July, 23, 2025

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Seven (7) Township, Craven County, North Carolina, and being more particularly described as follows:

Being the property depicted as "New Tract D" as same is shown and delineated on a map entitled "Recombination Survey for Edward J. Horner", which map is recorded in Plat Cabinet I, Slide 89F, reference to said map hereby being made for a more perfect description of said property.

1. There is saved and excepted, however, from the aforesaid property, the fee simple interest in that portion of Michael Drive which portion lies south and west of the centerline of Michael Drive. The centerline of Michael Drive is described as follows: Beginning at Point "A" as shown on said map and running thence from this point of beginning so located eastwardly and southwardly along the centerline of Michael Drive to Point "X" as shown on the map attached hereto as Exhibit B (which is a copy of the map recorded in Plat Cabinet I, Slide 89F by its execution). The fee simple interest in the portion of Michael Drive saved and excepted and described above is acknowledged by the party of the first part with Points "X" and "Y" added and the party of the second part by its acceptance, of this deed, as being owned by Anne E. Horner, individually, as a portion of the property conveyed to Anne E. Horner by Paragraph 1 of the document recorded in Book 3446, Page 477.
2. The fee simple interest in the portion of Michael Drive, which portion lies east of the centerline of Michael Drive and west of the eastern right of way line of Michael Drive and which portion abuts and adjoins New Tract D shown on the map recorded in Plat Cabinet I, Slide 89F hereby is conveyed to Laidhre, LLC, its successors, and assigns as a part of New Tract D.
3. The fee simple interest in the portion of Michael Drive which portion lies west of the centerline of Michael Drive, south of Point "Y" depicted on Exhibit A and north of the southern line of the Seventh Tract conveyed to Laidhre, LLC by Deed recorded in

Book 3508, Page 1327 as extended eastwardly a straight line to the southwestern corner of New Tract D hereby is conveyed to Laidhre, LLC, its successors and assigns, as part of the Seventh Tract described by the Deed recorded in Book 3508, Page 1327.

4. The fee simple interest in the portion of Michael Drive which portion is located south of Point "X" and north of Point "Y" as shown on Exhibit B and on both the eastern and western sides of the centerline of Michael Drive hereby is conveyed to Laidhre, LLC, its successors and assigns as a part of New Tract D.
5. The property hereinabove described and conveyed and the property hereinabove saved and excepted from this conveyance are conveyed subject to, and together with a non-exclusive perpetual right of way and easement for the purposes of ingress, egress, regress, access, the installation and maintenance of the utilities and further subdivision over Michael Drive from Old Cherry Point Road northwardly to Green Springs Road, as Michael Drive is shown and delineated on the map recorded in Map Book 5, Page 69 (named "Horner Road" therein), including the two (2) 15 foot wide strips described in Paragraph 7 of the document recorded in Book 3446, Page 477, as modified by the Indenture recorded in Book 1030, Page 226 and as shown on a map entitled "Estate of Milton A. Horner" recorded in Plat Cabinet G, Slide 156C.
6. References herein to Books and Pages and Map Books and Pages are to documents recorded in the office of Register of Deeds of Craven County.