

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/21/2024 8:17:43 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 732 PG 705 - 707

NO EXCISE TAX PAID

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,
P.O. Box 411, Bayboro, N.C. 28515 (Without the benefit of a title examination).

N.C. Excise Tax - \$0.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 10th day of October, 2024, by and between **Richard Girard, a/k/a Richard Girard, Jr. and wife, Jennifer B. Girard**, hereinafter referred to as "Grantor"; and **Richard Girard, Jr. and wife, Jennifer B. Girard**, hereinafter referred to as "Grantee". Grantor and Grantee's mailing address is 4595 Rains Crossroads Road, Princeton, NC 27569.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Number Five (5) Township, Pamlico County, North Carolina, and more particularly described as follows:

Being all of Lot No. Twelve (12), as the same is shown and delineated on a Map of "Recombination of Lots 12, 13, 14 & 15, Final Plan of Shine Landing", said Map being recorded on Plat Cabinet A, Slides 135-12, Pamlico County Registry, reference to said Map being hereby made for a more perfect description of said property.

THIS CONVEYANCE IS MADE SUBJECT to those certain restrictive and protective covenants recorded in Book 392, Page 517, Pamlico County Registry.

The property described above is a portion of that property acquired by Grantor by instrument recorded in Book 727, Page 723, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

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

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first written above.

Richard Girard, Jr. (SEAL)
Richard Girard, Jr.

Jennifer B. Girard (SEAL)
Jennifer B. Girard

_____ If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

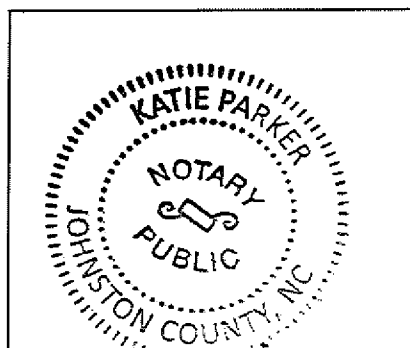
Johnston County, North Carolina State

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Richard Girard, Jr. and wife, Jennifer B. Girard.*

Date: October 10, 2024

Katie Parker
Official Signature of Notary
Notary Public

Katie Parker
Notary Public Printed Name



Notary Seal or Stamp Must Appear In Above Box

My commission expires: July 25, 2028