

Excise Tax: \$ 788.00  
PIN# 2-053-345

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## NORTH CAROLINA SPECIAL WARRANTY DEED

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Prepared by: The Jones Law Firm, P.A.

Property address: **1422 MONA PASSAGE COURT NEW BERN, NC 28560**

THIS DEED made this the 21<sup>st</sup> day of March, 2024 by and between:

GRANTOR	GRANTEE
<p data-bbox="270 1564 911 1643"><b>ADAMS HOMES AEC, LLC, a</b> South Carolina Limited Liability Company</p> <p data-bbox="401 1691 784 1803">Forwarding Address: <u>100 W. GARDEN ST.</u> <u>PENSACOLA, FL 32502</u></p> <p data-bbox="264 1851 891 2026"><b>All or a portion of the property herein conveyed does ___ does not <u>X</u> include the primary residence of a GRANTOR. (N.C. Gen. Stat. § 105-317.2)</b></p>	<p data-bbox="1058 1564 1558 1691"><b>CHARLES CRUDO IGNO</b> AND WIFE, <b>RAECA MARY ALEJO IGNO</b></p> <p data-bbox="1058 1771 1558 1867"><u>1422 MONA PASSAGE COURT</u> <u>NEW BERN, NC 28560</u></p>

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, his heirs and assigns, in fee simple, all that certain lot or parcel of land situated in Number Two (2) Township, Craven County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and assigns, in fee simple forever.

And the GRANTOR covenants with the GRANTEE, that GRANTOR has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

The property hereinabove described was acquired by GRANTOR(s) by instrument recorded in Book 3706, Page 729, Craven County Registry.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed in the appropriate company name by its duly authorized general member(s) or manager(s), on this day and year first above written.

ADAMS HOMES AEC, LLC

By: Don J Adams

Printed Name: DON J. ADAMS

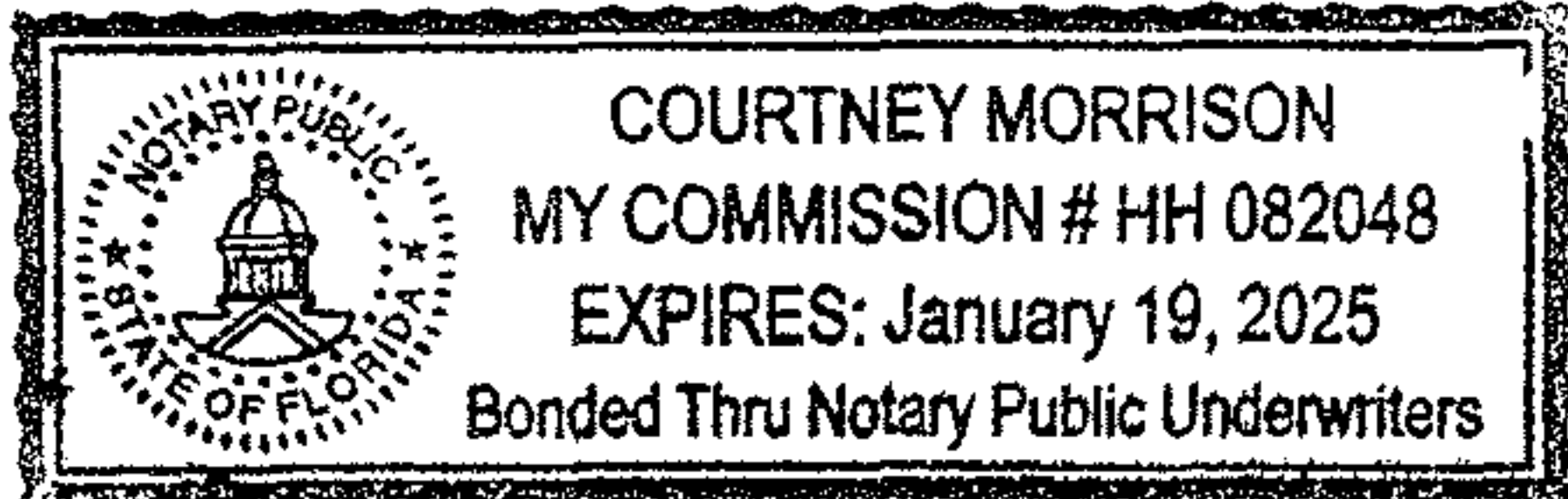
Its: Authorized Agent

STATE OF FL

COUNTY OF Escambia

I, Courtney L. Morrison, a Notary Public in and for the aforesaid County and State do hereby certify that DON J. ADAMS personally came before me this day and acknowledged that he/she is Authorized Agent of ADAMS HOMES AEC, LLC, a South Carolina Limited Liability Company, and that he/she as Authorized Agent, being authorized to do so, voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal, this the 21<sup>st</sup> day of March, 2024.



Courtney Morrison  
Notary Public

**Courtney L. Morrison**

(Typed/Printed Name of Notary)

My Commission Expires: 01/19/2025

**EXHIBIT "A"**

**Parcel 2-053-345, 1422 Mona Passage Court, New Bern, NC 28560:**

BEING all of Lot No. 345 as shown and designated on that certain plat of Fairfield Harbour, f/k/a Treasure Cove, Jamaica, Section 5, Part 3, recorded in Map Book 13, Page 16, in the Office of the Register of Deeds of Craven County, reference to said map being hereby made for a more perfect description of the aforesaid lot.