

WARRANTY DEED

Parcel Number: 8-050 -074

Revenue Stamps: \$650.00

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

NORTH CAROLINA

Property was X was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 13 day of January, 2022, by and between JOHN NORMAN PETERSON, JR., unmarried, hereinafter referred to as Grantor(s); and PAMELA FLOWERS, whose address is 4507 Country Club Road, Trent Woods, NC 28562, 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.

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.

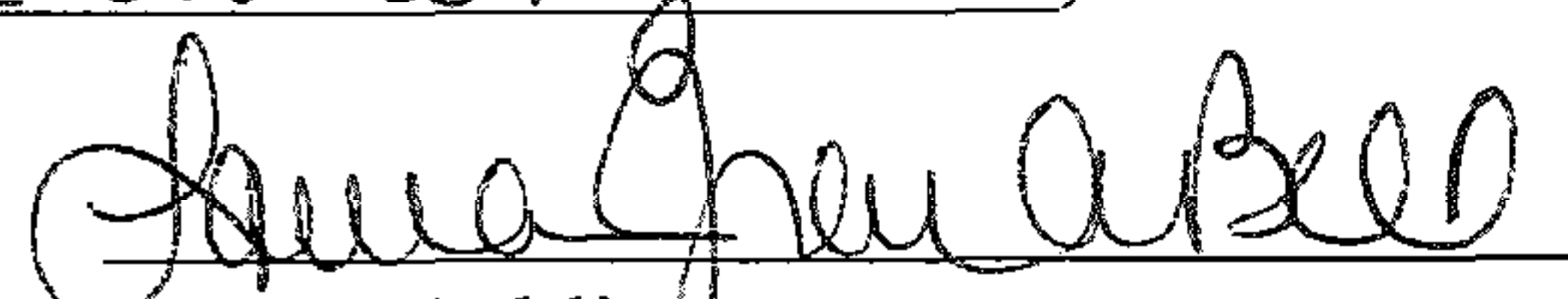
 (SEAL)
JOHN NORMAN PETERSON, JR.

STATE OF NORTH CAROLINA

✓ COUNTY OF Craven

✓ I, Laura-Jean A Bell, a Notary Public of the aforesaid County and State, do hereby certify that JOHN NORMAN PETERSON, JR., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

✓ Witness by hand and official seal, this the 13 day of January, 2022.


Notary Public

✓ My Commission Expires 11/11/2025

Laura-Jean A. Bell
NOTARY PUBLIC
Craven County
North Carolina
My Commission Expires November 11, 2025

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lot No. 63 as same is shown and delineated on a map of Chelsea Subdivision, said map being recorded in Map Book 5, Page 57 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.

The aforesaid property is more particularly described by deed recorded in Book 505, Page 395 in the office of the Register of Deeds of Craven County, said deed being incorporated herein by reference.