



Doc No: 10049397
 Recorded: 01/22/2020, 01:26:08 PM
 Fee Amt: \$276.00 Page 1 of 3
 Revenue Tax: \$250.00
 CRAVEN County, North Carolina
 Sherri B. Richard Register of Deeds

Bk **3599** Pg **855**

WARRANTY DEED

Tax ID: 2-055-127

Revenue Stamps: 250.00

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

NORTH CAROLINA

Property was was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 22 day of Janu, 2020,
 by and between David Miller and wife, Joanne Miller, hereinafter referred to as Grantor(s);
 and Joshua Collier, whose address is 3810 Old Cherry Pt. Rd, Ste C, Newberry, NC
 hereinafter referred to as Grantee(s); 28360

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.

RETURN TO:
STEVEN K. BELL
2809 VILLAGE WAY
TRENT WOODS, NC 28562

SKB

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.

David Miller (SEAL)
David Miller

Joanne Miller (SEAL)
Joanne Miller

STATE OF NC
COUNTY OF Craven

I, Steven K Bell, a Notary Public of the aforesaid County and State, do hereby certify that David Miller and Joanne Miller, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 22 day of January, 2020.

Steven K Bell
Notary Public

My Commission Expires
6-25-2020

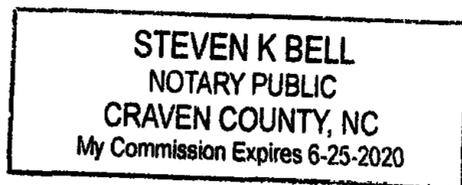


EXHIBIT A

Tract One:

All that certain tract or parcel of land lying and being situated in Number Two Township, Craven County, North Carolina, and being more particularly described as follows:

Lot No. 127 as shown and designated on that certain plat of Fairfield Harbour, Tobago, Section 7, Part 1, recorded in Map Book/Plat Cab. 13, Page/Slide 45, in the office of the Register of Deeds of Craven County.

The foregoing conveyance is made subject to those certain covenants, restrictions, easements, charges, liens, conditions and provisions contained in those certain documents recorded in Book 797, Page 883, and Book 858, Page 9, in the office of the Register of Deeds of Craven County.

Tract Two:

All that certain tract or parcel of land lying and being situate in Number Two (2) Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lot No 127-A as same is shown and delineated on a map of Treasure Cove – Tobago, Section 7, Part 1, said map being recorded in Plat Cabinet B Slide 231, 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 subject to those certain restrictive covenants recorded in Book 797, Page 883, Craven County Registry and Book 858, Page 9.