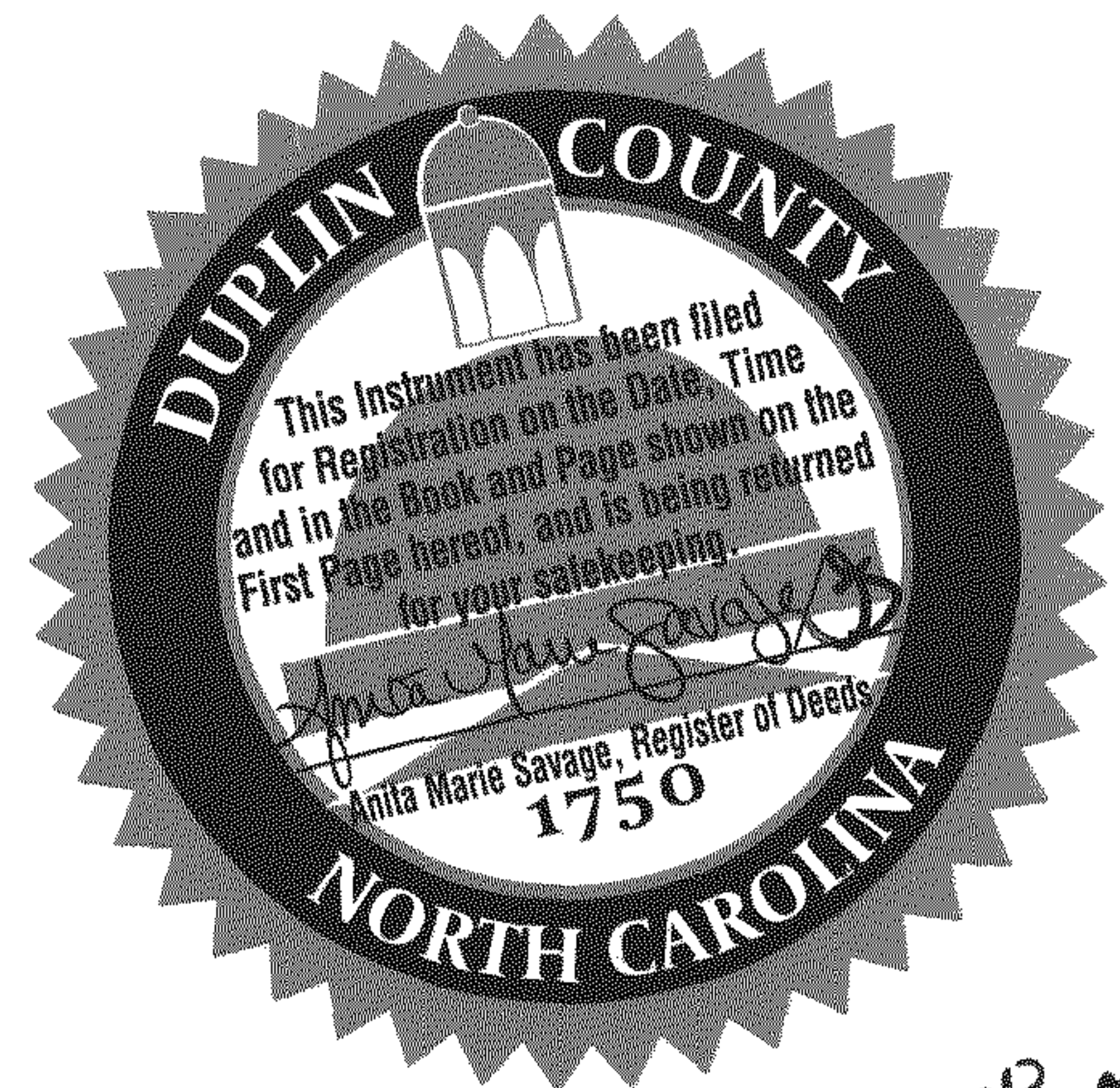




Doc No: 10058563
 Recorded: 11/14/2024 12:57:02 PM
 Fee Amt: \$26.00 Page 1 of 3
 Excise Tax: \$20.00
 Duplin County North Carolina
 Anita Marie Savage, Register of Deeds
 BK 2070 PG 342 - 344 (3)



This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on Parcel Identification Number 09-6699 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.
 GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By Alexis Renteria Tax Assistant Date 11.14.24

9 20⁰⁰ STAMPS
 (3) 26⁰⁰

WARRANTY DEED

Revenue Stamps \$ 20.00

THIS INSTRUMENT DRAFTED BY BURROWS & HALL, PA, ATTORNEYS AT LAW, POST OFFICE BOX 816, WALLACE, NORTH CAROLINA 28466.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO RECORD SEARCH OR TITLE EXAMINATION AS TO THE PROPERTY HEREIN DESCRIBED UNLESS THE SAME IS SHOWN BY HIS WRITTEN AND SIGNED CERTIFICATE.

PARCEL ID 09-6699

STATE OF NORTH CAROLINA

COUNTY OF DUPLIN

THIS DEED, dated November 4 ~~October~~ _____, 2024, by and between **MANUEL L. REYES,**

JR. AND WFIE, IRENE B. REYES, hereinafter referred to as Grantor; and **MBAYE**

NDOUR, 4833 River Valley Way, Bowie, MD 20720, hereinafter referred to as Grantee. (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 in fee simple, all that certain lot or parcel of land more particularly described as follows:

Located in Island Creek Township, Duplin County, North Carolina.

BEING all of Lot RV-53 River Village Square at River Landing, as shown on maps prepared by Robert H. Goslee & Associates, P.A., dated September 27, 2005, and recorded in Map Book 20, Pages 227 through 229, of the Duplin County Registry, to which maps reference is hereby made for a more particular description of said lot.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT for the purposes of access between NC Highway 41 and the above described Lot RV-53, over and along Paddle Wheel Drive, as shown and defined on a map recorded in Map Book 14, Page 195, as well as a right-of-way over and along Cherry Laurel Drive and Firethorn Circle, as shown and defined on maps recorded in Map Book 20, Pages 227 through 229, of the Duplin County Registry, to which maps reference is hereby made for a more particular description of said rights-of-way.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS recorded in Book 1275, Page 612, Book 1228, Page 59, and Book 1520, Pages 74, 80, and 98, of the Duplin County Registry, the terms of which are incorporated herein by reference as if more fully set out herein, and such further amendments and modifications thereto as may be hereafter adopted as provided in said Covenants and Declarations.

THIS CONVEYANCE IS FURTHER SUBJECT to setback lines, and a ten (10.0) foot utility easement, which setback lines and easement area are set out and described in the above referred to Plat Book 20, Pages 227 through 229, of the Duplin County Registry, which easement rights are excepted from the conveyance herein made.

THIS CONVEYANCE IS FURTHER SUBJECT to an easement reserved by Duplin Land Development, Inc. for the installation and maintenance of irrigation piping and spray heads installed on or under lots in River Village Square for the purpose of providing lawn and shrubbery irrigation to the premises, together with the right to go upon said lot for the purpose of maintaining and repairing said irrigation system and sprinkler heads.

THIS CONVEYANCE IS FURTHER SUBJECT to the condition that any improvements on the lot herein conveyed must be made according to the guidelines, plans and specifications designated and approved for River Village Square by the Architectural Standards Committee (ASC), and by use of any one of the plans for approved model units for River Village Square.

All or a portion of the property herein conveyed _____ does X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written, with the intention that this be a sealed instrument.

Manuel L. Reyes, Jr. (SEAL)
Manuel L. Reyes, Jr.

Irene B. Reyes (SEAL)
Irene B. Reyes

STATE OF Maryland
COUNTY OF Montgomery

I, Rachael Guy, a Notary Public, do hereby certify that MANUEL L. REYES, JR. AND IRENE B. REYES personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

Witness my hand and notarial seal, this 4th day of November, 2024.

[Signature]
Notary Public

My Commission Expires:
02-23-2028

