

BK 2084 PG 544 - 546 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Duplin County, North Carolina
Anita Marie Savage Register of Deeds

DOC# 10061538
05/08/2025 04:42:22 PM
Tax: \$0.00

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 09-2777 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.
GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By  Tax Accepted Date 05/08/2025

NORTH CAROLINA GENERAL WARRANTY DEED

DRAFTED BY: **THE LAW FIRM OF G. BRAXTON PRICE, PLLC, 933 N. NORWOOD STREET,
WALLACE, NC 28466**

Parcel: A portion of 09-2777
Tax: \$0.00

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.

THIS DEED made this 8 day of May 2025, by and between

GRANTOR

**LEE HAMANN
and wife,
HOPE E. HAMANN**

**151 Pilot House Drive
Wallace, NC 28466**

GRANTEE

**LEE HAMANN
and wife,
HOPE E. HAMANN**

**151 Pilot House Drive
Wallace, NC 28466**

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 situated in the Island Creek Township, Duplin County, North Carolina and more particularly described as follows:

See attached "EXHIBIT A"

Submitted electronically by "The Law Firm of G. Braxton Price, PLLC"
NC Bar Assoc in compliance with North Carolina statutes governing recordable documents
Printed by Agr and the terms of the submitter agreement with the Duplin County Register of Deeds.


All or a portion of the property herein conveyed does include the primary residence of a Grantor.

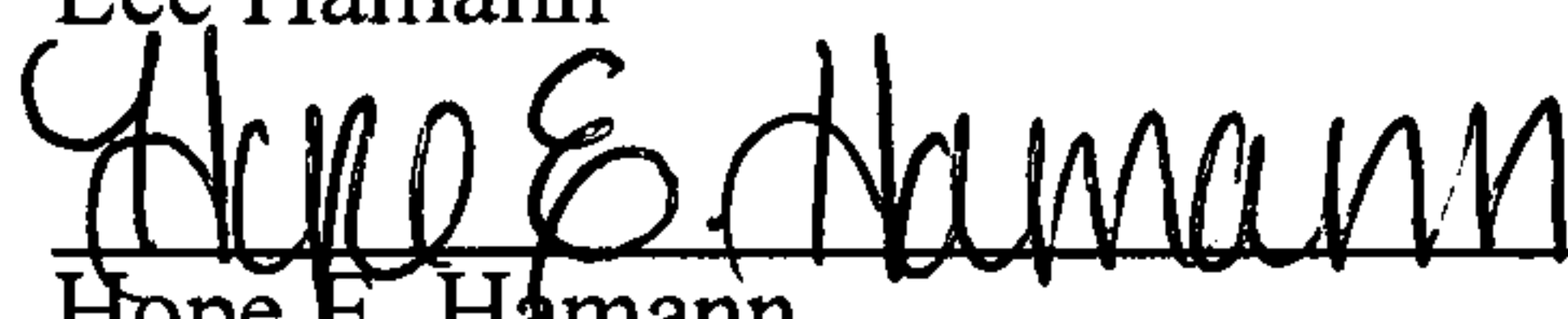
TO HAVE AND TO HOLD the previously mentioned lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

1. All covenants, easements, and restrictions of record.
2. Ad valorem taxes for the year 2025.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



 _____ (SEAL)
 Lee Hamann


 _____ (SEAL)
 Hope E. Hamann

State of North Carolina
County of Duplin

I, the undersigned Notary Public of the County and State aforesaid, certify that Lee Hamann and Hope E. Hamann personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8 day of May, 2025.


 _____ (Seal)

Donna R. Chase, Notary Public

My Commission Expires: 3.9.2029

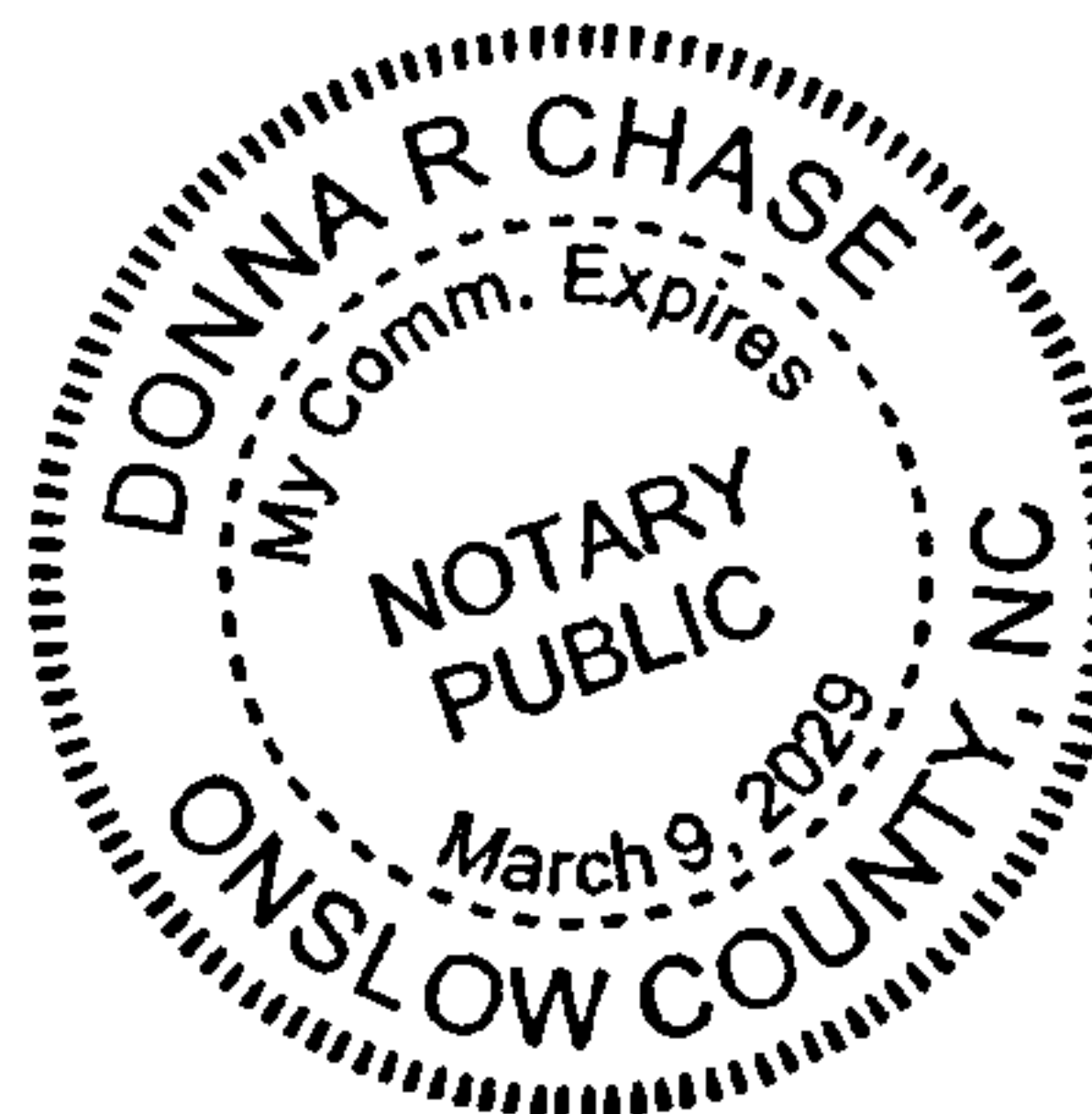


EXHIBIT A

BEING all of Lot 205R, Phase I, Firefly Meadow at River Landing, as shown on a map prepared by Blanchard Land Surveying, dated May 1, 2025, and recorded in Map Book 36, at Page 135 of the Duplin County Registry, to which map reference is hereby made for a more particular description of said lot. (Formerly a portion of Lot 205RR as shown on a map prepared by Brent H. Whitfield & Associates, dated October 24, 2020, and recorded in Map Book 32, at Page 116 of the Duplin County Registry).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT for the purposes of access between NC Highway 41 and the above-described Lot 205R, over and along Paddle Wheel Drive as shown and defined on a map recorded in Map Book 14, Page 195, of the Duplin County Registry, as well as a right-of-way over and along Firefly Drive and Pilot House Drive, as shown on a map recorded in Map Book 15, Page 190, of the Duplin County Registry, to which map reference is hereby made for a more particular description of said rights-of-way.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS contained in instruments recorded in Book 1275, Page 612, Book 1236, Page 59, Book 1228, Page 653, Book 1228, Page 650, and Book 1237, Page 501, all 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 a ten (10.0) foot utility easement, which easement area is set out and described in the above referred to Plat Book 15, Page 190, of the Duplin County Registry, which easement rights are excepted from the conveyance herein made.