

No Title Certification or Tax Advice Requested of or Provided by Draftsman

**STATE OF NORTH CAROLINA**

**GENERAL WARRANTY DEED**

REVENUE STAMPS: \$ 318.00

PARCEL #: 3247-77-5612-0000

DRAWN BY: **BOYLES & CALLIHAN, PLLC/ JH**  
319 North 4<sup>th</sup> Street, Wilmington, NC 28401  
RETURN TO: **BOYLES & CALLIHAN, PLLC / AL # 22-5658**  
GRANTOR MAILING ADDRESS: 813 Santa Maria Avenue, Wilmington, NC 28411  
PROPERTY CONVEYED: 7135 Stag Park Road, Rocky Point, NC 28425  
GRANTOR PRIMARY RESIDENCE:        Yes    X    No  
GRANTEE'S MAILING ADDRESS: 7135 Stag Park Road, Rocky Point, NC 28425

**BRIEF LEGAL: Lot 1, Patricia Jordan Map**

This deed, made and entered into this 19<sup>th</sup> day of April, 2022, by and between **MAS PURA VIDA, LLC**, a North Carolina limited liability company, the Grantor(s), and **IRIS REYES**, the Grantee(s).

WITNESSETH, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these present does grant, bargain, sell and convey unto the Grantee in fee simple as, all that certain lot or parcel of land located in the county of **PENDER**, State of **NORTH CAROLINA**, more particularly described as follows:

**Being all of Lot 1, New Area, +/- 0.885 AC Net, as shown on map entitled Map of Recombination and Boundary Survey for Patricia Jordan of Pin No's: 3247-77-5612-0000, 3247-77-7548-0000, 3247-77-9567-0000 and 3247-87-1565-0000, dated February 16, 2021, recorded February 23, 2021 in Map Book 67, Page 65 of the Pender County Registry.**

**Subject to that existing soil drive as shown on the above mentioned map. The Grantor declares the above described easement to appurtenant to the above described Lot 1, New Area, +/- 0.885 AC Net.**

**Subject to the Grantor new declaring that the above described 30' access easement is appurtenant to Lot 1, Lot 2, Lot 3 and Lot 4 of the above described map.**

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantor in fee simple.

The Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 whomever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: The provisions of all applicable zoning and land ordinances, statutes and regulations; 2022 ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

In witness whereof the Grantor(s) have hereunto set their 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

submitted electronically by "Boyles & Callihan, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pender County Register of Deeds.

MAS PURA VIDA, LLC

By: Sharon B Perez

Name: Sharon B. Perez

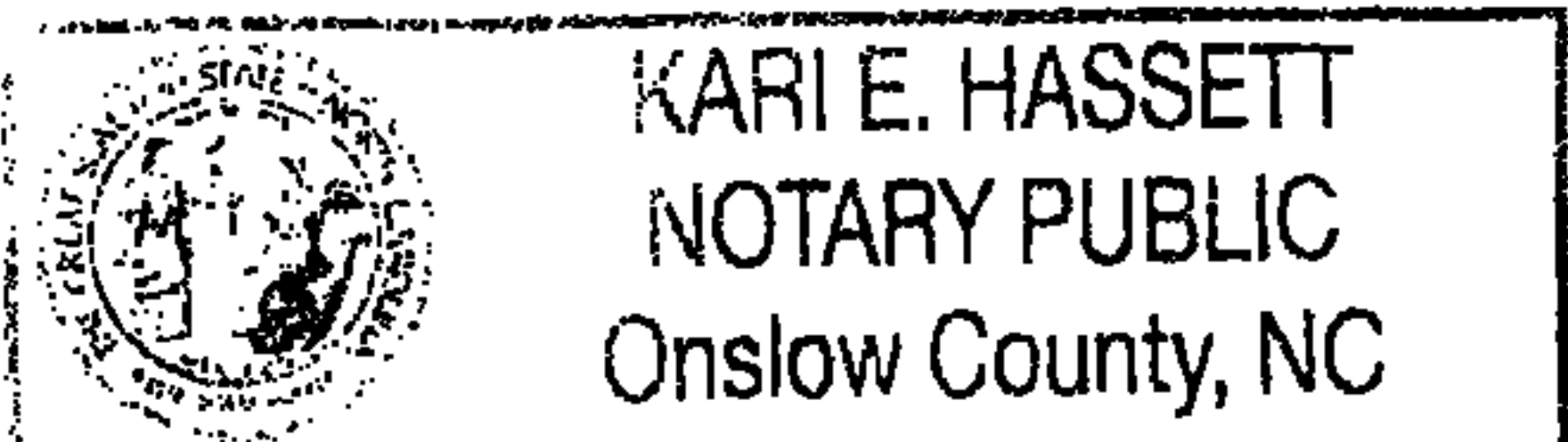
Title: MEMBER/MANAGER

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, Kari E. Hassett, a Notary Public in and for the County of and State aforesaid, do hereby certify that Sharon Perez, personally appeared before me and acknowledged that he/she is the Member/Manager of **MAS PURA VIDA, LLC** and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

[Check One]

- (i) I have personal knowledge of the identity of the principal(s); or
- (ii) I have seen satisfactory evidence of the principal's identity by a current state or federal identification, with the principal's photograph, in the form of a NCID.



(Official Seal of Notary Public Here)

Date: April 19, 2022

Kari E Hassett  
Notary Public Signature

My Commission Expires: 06/2/24