

FILED Aug 20, 2020
AT 11:55:21 am
BOOK 02069
START PAGE 0333
END PAGE 0335
INSTRUMENT # 04161

Tax Stamps: \$0.00

Prepared by and return to: Legacy Lawyers, John J. Peck, Attorney at Law, 428 Eastwood Road, Wilmington, NC 28403. No title examination was conducted by the preparer unless the same is shown by his signed opinion.

Parcel ID: 15004145701 & 15004145702

**NORTH CAROLINA
SAMPSON COUNTY**

GIFT DEED

DATE: August 13, 2020

GRANTOR: RUSSELL B. HUNT and wife, FLORETTA L. HUNT, correctly known as FLORITA L. HUNT

GRANTEE: RUSSELL B. HUNT, JR. and FLORITA L. HUNT, Trustees of the HUNT FAMILY REVOCABLE LIVING TRUST dated August 13, 2020, and any amendments thereto

GRANTOR'S ADDRESS: 62 Northwood Drive, Wilmington, North Carolina 28405

GRANTEE'S ADDRESS: 62 Northwood Drive, Wilmington, North Carolina 28405

THAT Neither Tract One nor Tract Two contains the primary residence of the Grantor.

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.

W I T N E S S E T H:

THAT Grantor, for estate planning purposes and no monetary consideration, has and by these presents, does hereby grant, bargain, sell and convey in fee simple unto Grantee, his heirs and assigns, in all of that certain lot or parcel of real property located in Sampson County, North Carolina, and being more particularly described in Exhibit "A" attached hereto:

THAT Tract One is the same property that was acquired by Grantor by deed recorded August 31, 2005, in Book 1599, Page 70-71, of the Sampson County Registry. **THAT Tract Two** is the same property that was acquired by Grantor by deed recorded March 1, 2006, in Book 1618, Page 909-910, of the Sampson County Registry.


CONVEYANCE OF THIS PROPERTY
HAS BEEN DULY NOTED ON THE
TAX RECORDS.
FPT TAX ADMINISTRATOR

TO HAVE AND TO HOLD the described interest in the aforesaid lot or parcel of real property, together with all privileges and appurtenances thereunto belonging, unto Grantee, in fee simple forever, subject to the following: the lien of ad valorem taxes for 2020 and subsequent years; utilities easements and restrictive covenants, if any, of record; and the terms and provisions of all applicable zoning and land use ordinances, statutes and regulations.

AND the Grantor, for himself, his heirs and assigns, covenants to and with Grantee, his heirs and assigns, that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances, except as set forth herein; and that Grantor does hereby and will forever **WARRANT** and **DEFEND** the title to the interest transferred to the same against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has duly executed the foregoing instrument.

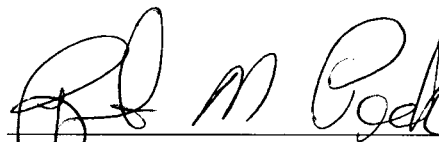
 (Seal)
RUSSELL B. HUNT

 (Seal)
**FLORETTA L. HUNT, correctly known as
FLORITA L. HUNT**

**NORTH CAROLINA
NEW HANOVER COUNTY**

I, Rita M. Peck, a Notary Public, do hereby certify that **RUSSELL B. HUNT** and **FLORETTA L. HUNT, correctly known as FLORITA L. HUNT** personally appeared before me this day and say that they acknowledged the execution of the aforesaid instrument.

Witness my hand and official seal, this the 13th day of August, 2020.



Rita M. Peck, Notary Public
My Commission Expires: January 2, 2022

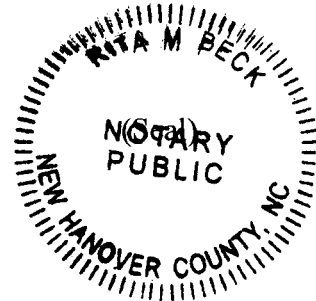


Exhibit "A"**Tract One: Parcel# 15004145701**

BEGINNING at an iron stake located in the Southeastern edge of an as-yet unnamed street, a corner with Lot 32 of this subdivision, said iron stake being located North 19 degrees 57 minutes 54 seconds East, 34.58 feet and North 57 degrees 47 minutes 56 seconds East, 165.74 feet from the intersection of the Eastern edge of State Road 1219 (Peterson Road) with the Southern edge of said unnamed street, and runs thence with the Southeastern edge of the as-yet unnamed street the following chord bearings and distances: North 42 degrees 59 minutes 09 seconds East, 150 feet to an iron stake ; North 27 degrees 44 minutes 17 seconds East, 199.32 feet to an iron stake; and North 27 degrees 07 minutes 31 seconds East, 232.72 feet to an iron stake, the Northwest corner of Lot 28 of this subdivision; thence leaving the street, a joint line with Lot 28, South 57 degrees 08 minutes 08 seconds East, 350.28 feet to an iron stake at the high water mark of Best Lake; thence with the high water mark of Best Lake as follows: South 41 degrees 53 minutes 14 seconds West, 41.03 feet to an iron stake; South 41 degrees 53 minutes 14 seconds West, 132.69 feet to an iron stake; South 02 degrees 03 minutes 19 seconds East, 24 feet to an iron stake; South 02 degrees 03 minutes 19 seconds East, 104.08 feet to an iron stake; South 31 degrees 22 minutes 48 seconds West, 61.43 feet to an iron stake; South 56 degrees 59 minutes 57 seconds West, 36.59 feet to an iron stake; South 65 degrees 09 minutes 42 seconds West, 47.86 feet to an iron stake; South 26 degrees 13 minutes 00 seconds West, 90.25 feet to an iron stake; South 24 degrees 30 minutes 41 seconds East, 98.79 feet to an iron stake; South 14 degrees 11 minutes 10 seconds West, 23.14 feet to an iron stake; and South 30 degrees 32 minutes 02 seconds West, 95.93 feet to an iron stake, a corner with Lot 32 of this subdivision; thence leaving the high water mark of Best Lake and running with the line of Lot 32, North 44 degrees 02 minutes 03 seconds West, 434.70 feet to the BEGINNING, containing 4.8 acres, more or less, and being all of Lots 29, 30, and 31 of Best Lake Subdivision (see Map Book 29 at Page 38 of the Sampson County Registry).

Tract Two: Parcel# 15004145702

BEGINNING at an iron stake located in the Southeastern edge of an as-yet unnamed street, a corner with Lot 29 of this subdivision, said iron stake being located North 19 degrees 57 minutes 54 seconds East, 34.58 feet; North 57 degrees 47 minutes 56 seconds East, 165.74 feet; North 42 degrees 59 minutes 09 seconds East, 150 feet; North 27 degrees 44 minutes 17 seconds East, 199.32 feet; and North 27 degrees 07 minutes 31 seconds East, 232.72 feet from the intersection of the Eastern edge of State Road 1219 (Peterson Road) with the Southern edge of said unnamed street, and runs thence with the Southeastern edge of the as-yet unnamed street, North 43 degrees 44 minutes 03 seconds East, 213.29 feet to an iron stake, a corner with Lot 27 of the subdivision; thence with the line of Lot 27, South 46 degrees 41 minutes 18 seconds East, 354.41 feet to an iron stake at the high water mark of Best Lake; thence with the high water mark of Best Lake as follows: South 45 degrees 14 minutes 29 seconds West, 26.59 feet to an iron stake; South 69 degrees 25 minutes 19 seconds West, 52.91 feet to an iron stake; and South 41 degrees 15 minutes 05 seconds West, 74.71 feet to an iron stake, a corner with Lot 29 of this subdivision; thence leaving the high water mark of Best Lake and running with the line of Lot 29, North 57 degrees 08 minutes 08 seconds West, 350.28 feet to the BEGINNING, containing 1.46 acres, more or less, and being all of Lot 28 of Best Lake Subdivision (See Map Book 29 at Page 38 of the Sampson County Registry).