



PASQUOTANK COUNTY

Deed number 23-983

Transfer tax \$ 350⁰⁰ ~~1500~~

Delinquent tax \$ 0

JSS
Pasquotank County Assessor's Office

This document presented and filed:
08/31/2023 03:06:45 PM

Clementine White
CLEMENTINE WHITE, Pasquotank County, NC
Excise Tax: \$70.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. **8818902677509** Verified by _____ County on the ____ day of _____, 20____
Map No. **P14-28** By: _____

Mail/Box to: R. MARK WARREN, TWIFORD LAW FIRM, PO BOX 669, MOYOCK, NC 27958

This instrument was prepared by: R. MARK WARREN, TWIFORD LAW FIRM, PO BOX 669, MOYOCK, NC 27958 File#34008.01

Brief description for the Index: LOT 1 WATERS AT SUNSET POINTE

THIS DEED made this 23rd day of August 2023, by and between

GRANTOR	GRANTEE
MICHAEL JOHN KEMPER and wife, RENEE MARIE KEMPER	HARRY CHISOLM and wife, KELLI CHISOLM
409 PICASSO TRAIL MOUNT HOLLY, NC 28120	125 CAMBRIDGE PLACE HAMPTON, VA 23669

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 NIXONTON Township, PASQUOTANK County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property described hereinabove was acquired by Grantor by instrument recorded in Book 800, Page 316.

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

A map showing the above-described property is recorded in Deed Book 30, Page 1-12.

This instrument was prepared by R. Mark Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

TO HAVE AND TO HOLD the aforesaid 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:

Easements and Restrictions of Record and 2023 Ad Valorem Taxes.

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

Michael John Kemper
MICHAEL JOHN KEMPER

Renee Marie Kemper
RENEE MARIE KEMPER

STATE of North Carolina
COUNTY of Gaston

I, Tamera M. Sanders the undersigned Notary Public of Gaston County and State aforesaid, certify that MICHAEL JOHN KEMPER and wife, RENEE MARIE KEMPER 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 27th day of August 2023.

My Commission Expires: 10/27/2026
(Affix Seal)

Tamera M. Sanders
Tamera M. Sanders Notary Public
Print Name

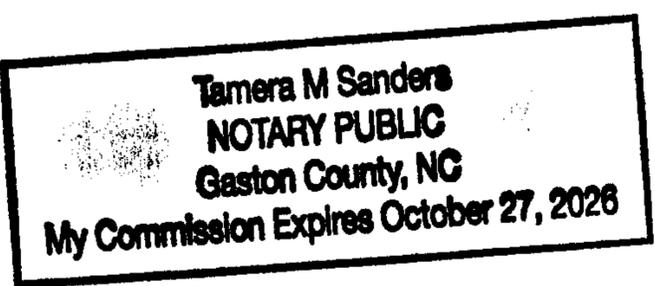


EXHIBIT A

401 POINTE VISTA DRIVE, ELIZABETH CITY, NC 27909

Being that certain lot or parcel of land situated in Nixonton Township, Pasquotank County, North Carolina, which is more particularly described as follows:

Being all of Lot #1 on Pointe Vista Drive in The Waters at Sunset Pointe Subdivision, on or near Symonds Creek and The Little River, off of SR #1000 Nixonton Road near Elizabeth City, North Carolina.

This description is in accordance to that certain recorded Wise Map of Survey which is incorporated herein for a more perfect and detailed description.

This realty and the other parcels in The Waters at Sunset Pointe Subdivision are subject to that Declaration of Covenants, Conditions and Restrictions recorded 02/19/2002 by Carolina Coast and Lakes, Inc. in Book 711, Page 834 of the Pasquotank County Registry. By acceptance of this Deed the Grantee agrees for himself, his heirs, successors and assigns to be bound by and abide with all of the provisions set forth in the said Declaration which are each designed to ensure the desired residential development and future use of this Lot and the surrounding realty comprising The Water at Sunset Pointe. Furthermore, the Grantee, by acceptance of this Deed, becomes a member of the Waters at Sunset Pointe Subdivision Homeowners' Association, Inc., a non-profit North Carolina Corporation, and agrees to be bound by all of the regulations and bylaws of the said Association.

This Description is in accordance to that twelve-page Map of Survey by Brant L. Wise, PLS, of McKim & Creed, Elizabeth City, North Carolina, entitled "The Waters at Sunset Pointe, a 90 Lot Subdivision", recorded 02/19/2002 in Map Book 30, Pages 1-12 of the Pasquotank County Registry. This Map of Survey is incorporated herein for a more complete, accurate and detailed description of the subdivision and the realty being conveyed herein.