

FOR REGISTRATION REGISTER OF DEEDS  
Carolyn L. Garris  
Beaufort County, NC  
11/01/2024 at 10 15 15 AM  
Book 2184 Page 700 (8)  
FEE \$26 00  
NC REVENUE STAMP \$20 00  
INSTRUMENT # 2024005277



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BEAUFORT COUNTY LAND RECORDS  
ROUTING FORM 03197  
CLB 11/1/2024  
Land Records Official Date

"This instrument prepared by:  
William Mayo Attorneys  
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."

PREPARED BY MAYO & MAYO ATTORNEYS AT LAW 102 WEST 2ND STREET WASHINGTON, NC 27889

NORTH CAROLINA

REID # 48683 (portion)

BEAUFORT COUNTY

REVENUE STAMPS: \$20.00

THIS DEED, Made and entered into this the 1<sup>st</sup> day of  
November, 2024 by and between **CONNIE O. MOORE (Widow)** of  
406 Crown Drive, Washington, NC 27889, **JOEL LEON MOORE and wife,**  
**GLENDA MOORE** of 106 Crown Drive, Washington, NC 27889, **CHRISTOPHER**  
**M. MOORE, II, (Unmarried) BY AND THROUGH HIS ATTORNEY IN FACT,**  
**MARY M. WOODEN, PHILLIP GLEN MOORE, (unmarried)** of 816 River Road,  
Washington, NC 27889, and **DONNA GWEN MOORE, (unmarried)** of 415  
Crown Drive, Washington, NC 27889; hereinafter referred to as  
parties of the first part; to **KIMBERLY DENISE MOORE** of 206 Fairway  
Dr Washington NC 27889, hereinafter referred to as  
party of the second part;

W I T N E S S E T H :

That the said parties of the first part in consideration  
of the sum of Ten Dollars and other good and valuable  
consideration to them in hand paid by said party of the second  
part, the receipt of which is hereby acknowledged, have bargained  
and sold and by these presents, do bargain, sell and convey unto  
the said party of the second part, her heirs and assigns, the  
following parcel or tract of land in the City of Washington,  
Beaufort County, North Carolina, more particularly described as

follows:

**IT BEING Lot THREE (3) containing 0.46 acre as shown on survey dated April 12, 2024 entitled "A Subdivision Survey for Connie O. Moore, et al (Heirs of Robin R. Moore)" prepared by Sorrell Land Surveying, Inc. which is recorded in Plat Cabinet J, Slide 105-1, Beaufort County Registry, to which survey reference is herein made and incorporated for a more complete and detailed description**

The above described property **DOES NOT** include the Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid parcel or tract of land and all privileges and appurtenances thereunto belonging to her the said party of the second part, her heirs and assigns forever, subject to the following;

1. 2024 Beaufort County prorated ad valorem taxes.
2. Easements, rights of way and restrictions of record in Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.
4. Subject to the following restrictions:
  - A. Said lot shall be used for residential purposes only, and shall not be used for commercial or industrial purposes.
  - B. Only one family residence may be constructed on said lot, which said residence must contain not less than 1800 square feet of heated living area on the first floor.
  - C. No mobile home or house trailer may be used on said lot or parked or left standing on said lot.

D. No wrecked, junked or disabled automobile may be parked or left standing on said lot or any right of way approaching said lot.

E. No fowls or animals are to be kept on said lot except domestic pets.

F. No fowls or animals are to be kept on said lot except domestic pets.

G. That no dwelling house, outbuilding or structure may be erected upon said lot or placed thereon, or a combination of dwelling house, outbuilding or structure which covers more than seventy five percent of the surface area of said lot.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple, that the same is free from incumbrances, SUBJECT TO, matters as set forth above, and they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

**MARY M. WOODEN**, as Attorney In Fact for **CHRISTOPHER M. MOORE II**, executes this conveyance pursuant to the powers granted in that certain Power of Attorney dated June 12, 2019 of record in Book 1991, Page 883, Beaufort County Registry, to which reference is hereby made.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Connie O. Moore (SEAL)  
CONNIE O. MOORE

STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

I, William P. Mayo, Jr., a Notary Public in and for the County and State aforesaid, do hereby certify that **CONNIE O. MOORE**, 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 Seal, this the 30<sup>th</sup> day of October, 2024.

William P. Mayo, Jr.  
NOTARY PUBLIC

My Commission Expires: 8.28.27



Joel Leon Moore (SEAL)  
JOEL LEON MOORE

Glenda Moore (SEAL)  
GLENDA MOORE

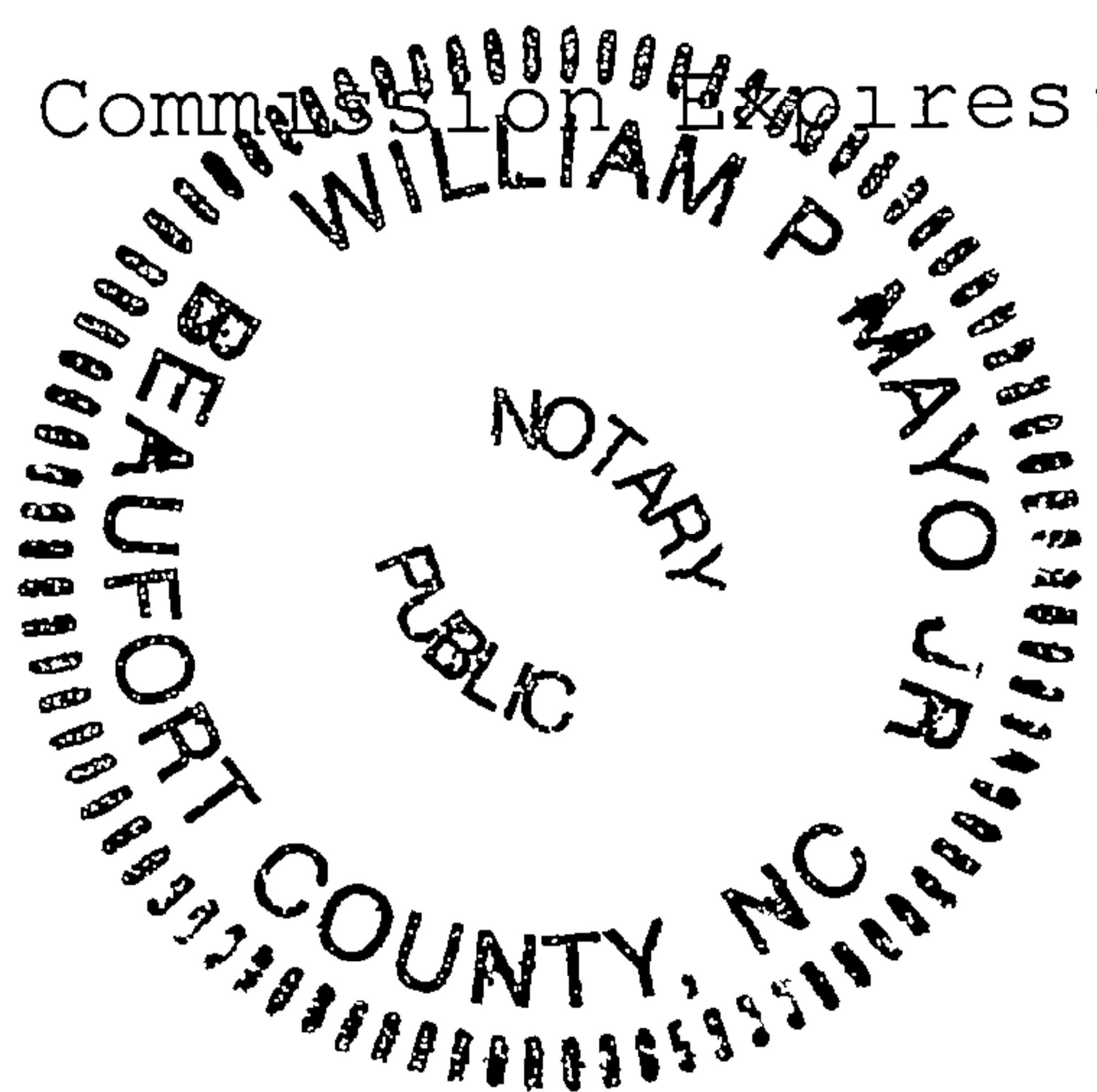
STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

I, William P Mayo Jr, a Notary Public in and for the County and State aforesaid, do hereby certify that **JOEL LEON MOORE** and wife, **GLENDA MOORE** 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 Seal, this the 30<sup>th</sup> day of October, 2024.

William P Mayo Jr  
NOTARY PUBLIC

My Commission Expires: 8.15.27



Christopher M. Moore II (SEAL)  
CHRISTOPHER M. MOORE, II,

BY: Mary M. Wooden (SEAL)  
MARY M. WOODEN, ATTORNEY IN FACT

NORTH CAROLINA

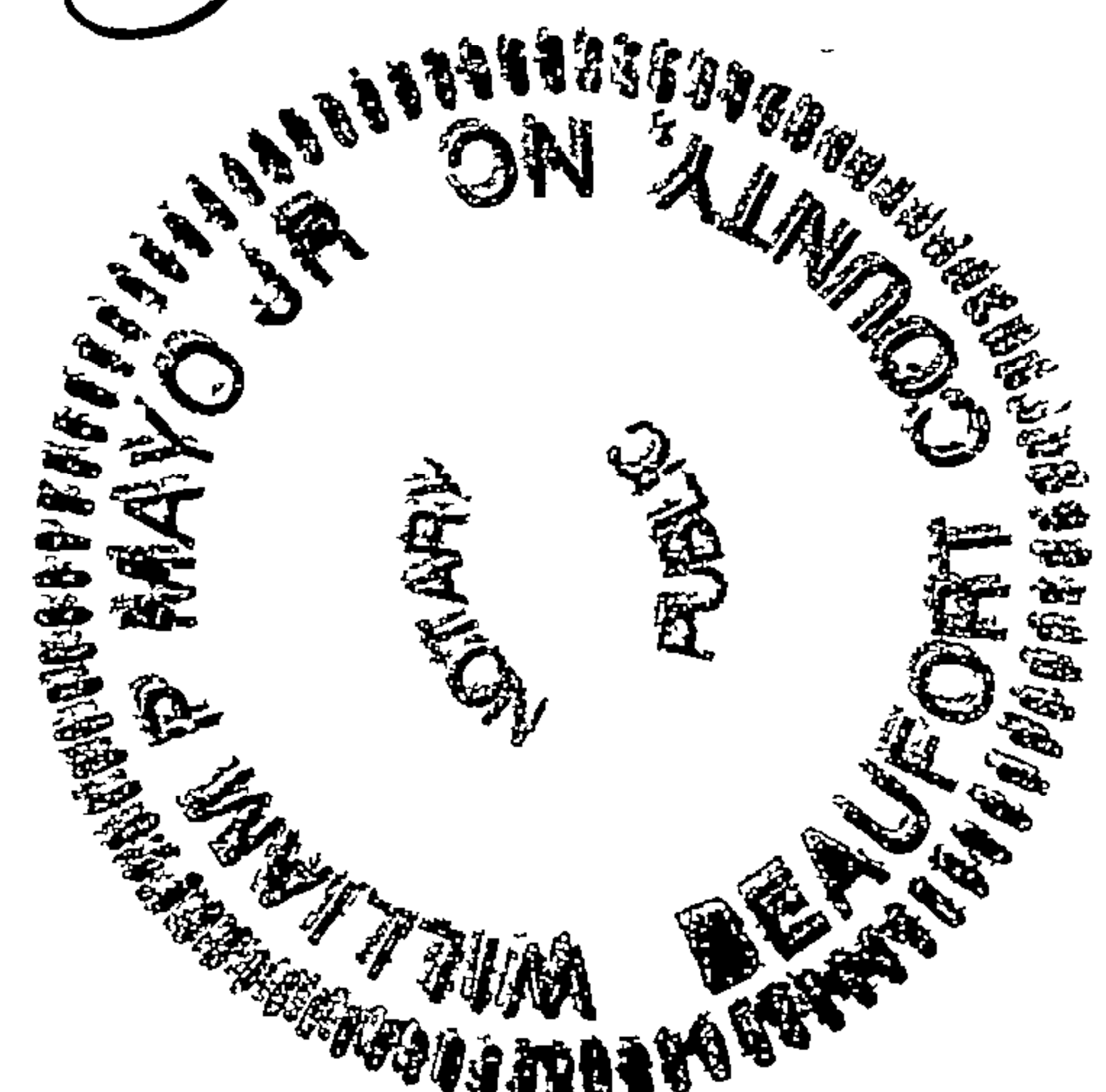
BEAUFORT COUNTY

I, William P. Mayo Jr., a Notary Public in and for the County and State aforesaid, do hereby certify that **MARY M. WOODEN, ATTORNEY IN FACT FOR CHRISTOPHER M. MOORE II**, personally appeared before me this day and being duly sworn, said that he executed the foregoing and annexed instrument for and on behalf of **CHRISTOPHER M. MOORE II** and that her authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Beaufort County, dated June 12, 2019 of record in Book 1991, Page 883, and that the foregoing instrument was executed under and by authority given and granted by said instrument, granting her the power of attorney exercised by him therein, and the said **MARY M. WOODEN** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and in behalf of the said **CHRISTOPHER M. MOORE II**.

Witness my hand and Notarial Seal, this the 1<sup>st</sup> day of November, 2024.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 8.15.27



Phillip Glen Moore (SEAL)  
PHILLIP GLEN MOORE

STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

I, William P. Mayo, a Notary Public  
in and for the County and State aforesaid, do hereby certify that  
**PHILLIP GLEN MOORE**, 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 Seal, this the 30<sup>th</sup> day of  
October, 2024.

William P. Mayo  
NOTARY PUBLIC

My Commission Expires: 8-16-27



Donna Gwen Moore (SEAL)  
DONNA GWEN MOORE,

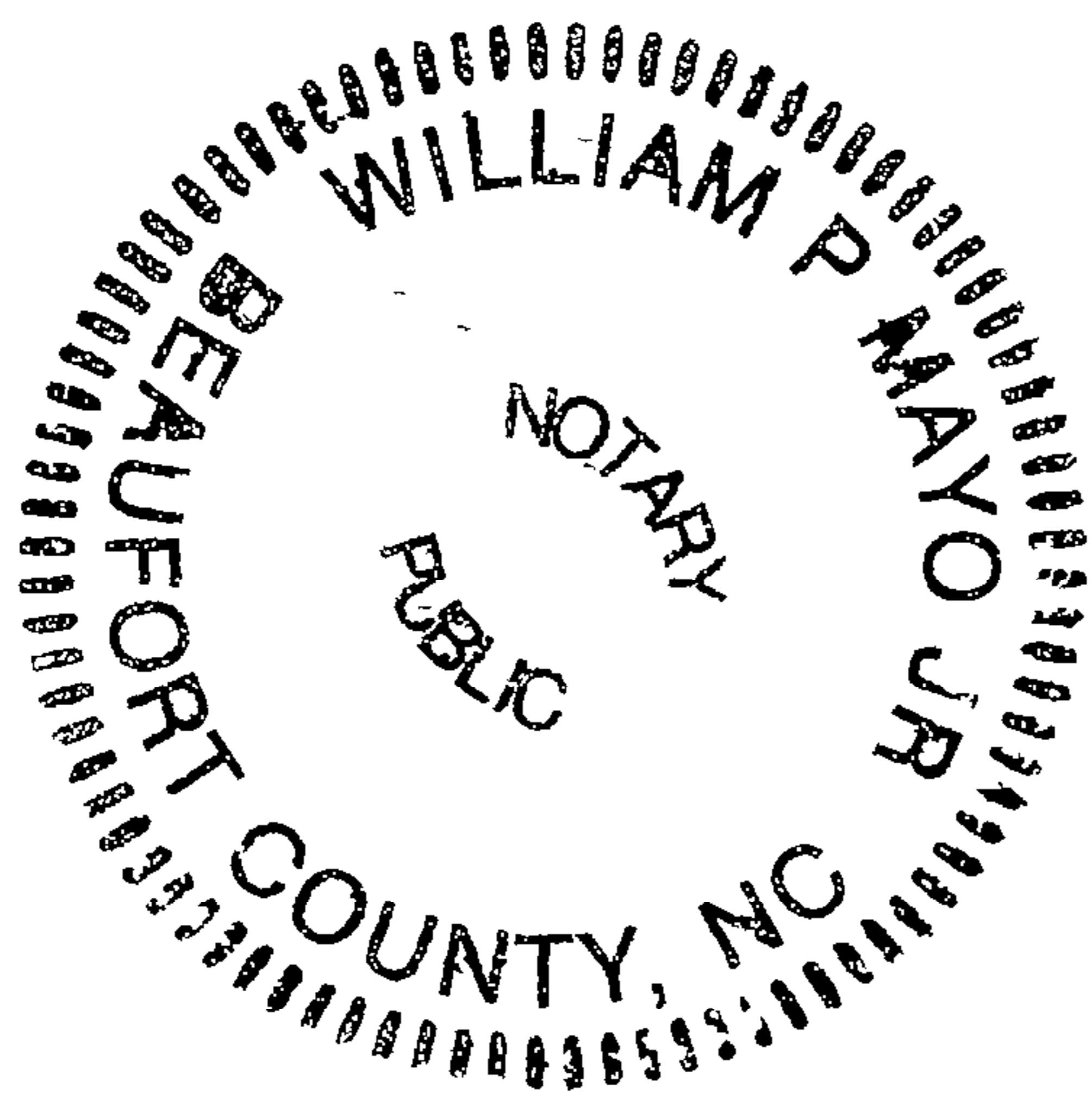
STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

I, William P Mayo Jr, a Notary Public  
in and for the County and State aforesaid, do hereby certify that  
**DONNA GWEN MOORE** 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 Seal, this the 30<sup>th</sup> day of  
October, 2024.

William P Mayo Jr  
NOTARY PUBLIC

My Commission Expires: 8-27-27



Will Mayo Jr