



Commitment Number: 3476930

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$0.00

Excise Tax Recording Time, Book and Page

Parcel Identifier No.: 142FL067 / 219113043320

Verified by _____ County on the _____ day of _____
by _____

This deed is exempt from transfer tax pursuant to North Carolina Code § 105-228.29 (5) as this conveyance is a gift.

Mail after recording to Mortgage Connect, LP, 600 Clubhouse Drive, Moon Township, PA 15108

This instrument prepared by Courtney E. Dec (Bar Number: 61347), a licensed North Carolina Attorney, Bundle, 8940 Main Street, Clarence, NY 14031 (716) 634-3405 Fax: (716) 634-3166. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Courtney E. Dec, a licensed North Carolina attorney, without title examination.

THIS deed made this May 27, 2025, by and between

GRANTOR: Edsel P. Chenault, married, joined by spouse, Beverly D. Chenault, residing at 2000 Jamesville Lane, Southport, NC 28461

GRANTEE: Edsel P. Chenault and Beverly D. Chenault, husband and wife, as tenants by the entirety, residing at 2000 Jamesville Lane, Southport, NC 28461

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.



Edsel P. Chenault, married, joined by spouse, Beverly D. Chenault, hereinafter grantors, for \$10.00 (TEN and NO/100 DOLLARS) in consideration paid, grant and quitclaim to **Edsel P. Chenault and Beverly D. Chenault, husband and wife, as tenants by the entirety**, hereinafter grantee, whose tax mailing address is 2000 Jamesville Lane, Southport, NC 28461, the following real property in the County of Brunswick, State of North Carolina:

SEE ATTACHED EXHIBIT A


Said property having been previously acquired by Grantor by: North Carolina General Warranty Deed, recorded 04/09/2015 in Book 3630, Page 867.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 27, 2025:



Edsel P. Chenault


Beverly D. Chenault

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, Sarah Goggin, Notary Public, do hereby certify that **Edsel P. Chenault and Beverly D. Chenault**, [Name of Individual(s) Whose Acknowledgment is Being Taken] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of May, 2025.


Official Signature of Notary Public

Sarah Goggin
Notary's Printed or Typed Name

My commission expires: April 25 2029

No title exam performed by the preparer. Legal description and party names provided by the party.

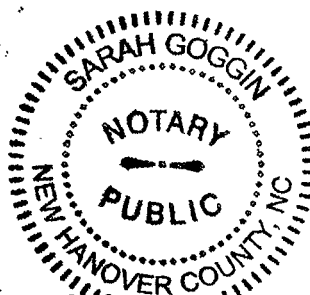




EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN THE COUNTY OF
BRUNSWICK, STATE OF NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEING ALL OF LOTS 67 AND 68, SECTION 2, EXT 1 OF BOILING SPRING LAKES AS SHOWN
IN PLAT BOOK G, PAGE 104, BRUNSWICK COUNTY REGISTRY, SAID LOT HAVING THE
METES, BOUNDS AND LOCATION AS SHOWN ON SAID MAP.

BEING THE SAME PROPERTY AS CONVEYED FROM AUSTIN 512, LLC TO EDESEL P.
CHENAULT, MARRIED AS SET FORTH IN DEED BOOK 3630 PAGE 867 DATED 04/06/2015,
RECORDED 04/09/2015, BRUNSWICK COUNTY, NORTH CAROLINA.

TAX ID NUMBER: 142FL067 / 219113043320

PROPERTY COMMONLY KNOWN AS: 2000 JAMESVILLE LANE, SOUTHPORT, NC 28461