

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/20/2024 3:52:51 PM
Fee Amt: \$56.00 Page 1 of 3
Revenue Tax: \$30.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 723 PG 625 - 627

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,
P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$30.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 18th day of March, 2024, by and between **Glen Watson and wife, Beth Watson**, hereinafter referred to as “Grantor”; and **Tanner C. Winchester**, hereinafter referred to as “Grantee”. Grantor’s mailing address is 11222 Vista Haven Drive, Charlotte, NC 28226. Grantee’s mailing address is 2420 Tittonshire Lane, Apex, NC 27539.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Number Two (2) Township, Pamlico County, North Carolina, and more particularly described as follows:

BEING all of Lot Number Twenty-Seven (27) of SEA VISTA SUBDIVISION, PIERCE CREEK AREA, ADDITION III, as shown on map of same dated October 24, 1978 and recorded in Map Book 10, Page 2 in the Pamlico County Registry.

This conveyance is made subject to Restrictive Covenants dated May 6, 1980 and recorded in Book 205, Page 893, Pamlico County Registry.

The property described above was acquired by Grantor by instrument recorded in Book 507, Page 395, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

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

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first written above.

Glen Watson (SEAL)
Glen Watson

Beth Watson (SEAL)
Beth Watson

_____ If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

Mecklenburg County, North Carolina State

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Glen Watson and wife, Beth Watson.*

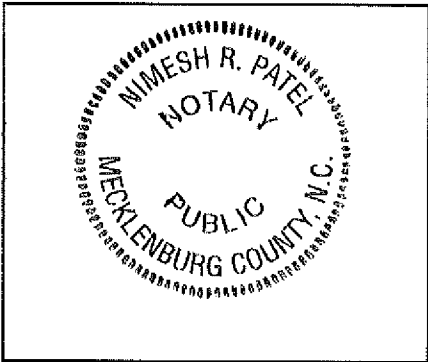
Date: 3/18/2024

Nimesh R Patel
Official Signature of Notary
Notary Public

Nimesh R Patel
Notary Public Printed Name

My Commission Expires
Nov. 7, 2024

My commission expires: _____



Notary Seal or Stamp Must
Appear In Above Box