

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamp: \$0

Prepared by/return: April Burt Schain, Burt Langley, P.C., 149 S. Lexington Ave., Asheville, NC

Property Situs: Lot 12 Conner Estates PCF-125F

Property Address: 240 Juanita Lane, New Bern NC 28560

Parcel No: 7-032-1-012

The Preparer is informed that the property conveyed includes the primary residence of a Grantor. NO TITLE EXAMINATION WAS PERFORMED BY PREPARER AND THE PREPARER RENDERS NO OPINION ON TITLE.

This instrument prepared by April Burt Schain, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

This North Carolina General Warranty Deed is made as of this 24th day of April, 2025, by and between, **Lee A. Lanou and spouse, Candace H. Butler, Grantors**, whose address is 240 Juanita Lane, New Bern, NC 28560; and,

Lee A. Lanou and Candace H. Butler, married to each other, Grantees, whose address is 240 Juanita Lane, New Bern, NC 28560.

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.

The Grantor, for valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property located in Craven County, North Carolina, described as follows (intending to and including all appurtenances thereto):

Submitted electronically by "Burt Langley PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Craven County Register of Deeds.

BEING ALL OF THE REAL PROPERTY AS DESCRIBED IN A DEED RECORDED IN BOOK 3787, PAGES 1713-1715, CRAVEN COUNTY, NC REGISTER'S OFFICE, REFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAID PROPERTY BEING CONVEYED HEREIN.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee(s) in fee simple.

And the Grantor(s) covenants with the Grantee(s), that Grantor(s) is seized of the property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, other than as stated herein, and that Grantor(s) will warrant and defend the title against the lawful claims of all persons whomsoever, except for matters of public record.

In witness whereof, as of the above date, Grantor(s) signed this deed, as the act of Grantor(s).

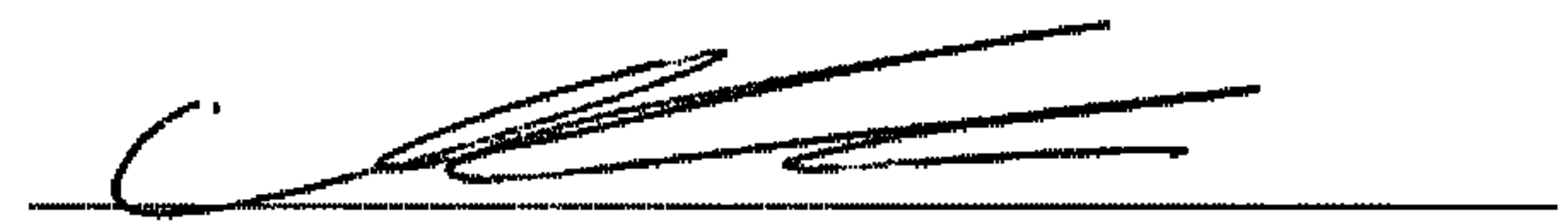

Lee A. Lanou


Candace H. Butler

State of North Carolina - County of Buncombe

I, the undersigned, a Notary Public of said County and State, certify that Lee A. Lanou, and Candace H. Butler being personally known to me, or who have displayed valid identification, and being authorized to do so, came before me this 24th day of April, 2025, and acknowledged that s/he has executed the foregoing instrument, as the Grantors' act and deed.

My Commission Expires: 01/16/2030


Christopher J. Gray, Notary Public

