Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/31/2024 3:40:09 PM
Fee Amt: $1,506.00 Page 1 of 3
Revenue Tax: $1,480.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 728 PG 626 - 628

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 - $1,480.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 31st day of July, 2024, by and between **Pamela M. Barker and husband, Mark A. Barker**, hereinafter referred to as "Grantor"; and **Bay River Capital, LLC, a North Carolina limited liability company,** hereinafter referred to as "Grantee". Grantor's mailing address is 188 Myrtlewood Lane, Bayboro, NC 28515. Grantee's mailing address is 747 Harper Road, Bayboro, NC 28515.

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 Three (3) Township, Pamlico County, North Carolina, and more particularly described as follows:

Being the Lots on Bay River identified as "0.92 acres" and "0.80 acres" as shown and delineated on the Map entitled "Surveyed for GERALD D. MORRIS AND WIFE BERRY L. MORRIS", dated July 31, 1987, and recorded in Plat Cabinet A, Slide 28-10, in the Pamlico County Registry, reference to said map being made for a more perfect description of said lot.

The property described above was acquired by Grantor by instrument recorded in Book 702, Page 671, Pamlico County Registry.

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

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

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.

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.

_____(SEAL) _____(SEAL)
Pamela M. Barker Mark A. Barker

_____ 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)

Pamlico County, North Carolina

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: *Pamela M. Barker and husband, Mark A. Barker.*

Date: 7/31/2024

Official Signature of Notary
Notary Public

Helen J. Gibbs
Notary Public Printed Name

HELEN J GIBBS
NOTARY
PUBLIC
PAMLICO COUNTY, NC

Notary Seal or Stamp Must Appear In Above Box

My commission expires: 3/3/2026