

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/2/2025 3:46:30 PM
Fee Amt: \$336.00 Page 1 of 3
Revenue Tax: \$310.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4693 PG 238 - 240

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$310.00

Parcel No.: 6263, 6255, 6256, 4236 and 23913

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Parcel ID(s): 6263

THIS DEED made this 11th day of SEPTEMBER, 2025, by and between:

GRANTOR	GRANTEE
<p>M. R. Chandler Company, LLC a North Carolina Limited Liability Company 166 Edgebrook Dr Greenville, NC 27858</p>	<p>Propiedades ALM, LLC, a North Carolina Limited Liability Company 3520 Saint Francis Dr Wilmington, NC 28409</p>
<p>Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.</p>	<p>Property Conveyed: 1903 S Pitt St, Greenville, NC 27834 1905 S Pitt St, Greenville, NC 27834 1907 S Pitt St, Greenville, NC 27834 1911 McClellan St, Greenville, NC 27834 1208 Ward St, Greenville, NC 27834</p>

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in, City of Greenville, Pitt County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor, see **Book 3351, Page 386**.

A Map showing the Property hereinabove described is recorded in **Book 8, Page 94**.

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

submitted electronically by "SL Cox Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

And the Grantor covenants with the 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, other than the following exceptions:

- General easements of record.
- Restrictive covenants of record.
- Ad valorem taxes now due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

M. R. Chandler Company, LLC

BY: [Signature]
Michael Chandler
Manager

STATE OF NORTH CAROLINA

COUNTY OF Pitt

I, STEVEN R. JONES a Notary Public certify that Michael Chandler personally came before me this day and acknowledged the he/she is Manager of M. R. Chandler Company, LLC, a Limited Liability Company.

Witness my hand and official seal, this the 19th day of SEPTEMBER, 2025

[Signature]

Notary Public

Printed Name: STEVEN R. JONES

My Commission Expires: 3-13-2030

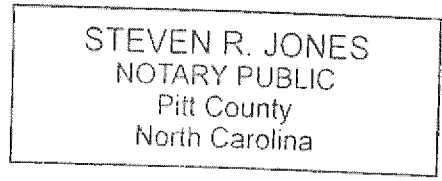


EXHIBIT A

A PARCEL OF LAND FRONTING ON PITT STREET AND BEING ALL OF TRACT C-2 AS SHOWN ON A MAP BY JOE M. DRESBACH, R.S., WHICH IS DULY OF RECORD IN MAP BOOK 8 AT PAGE 94 OF THE PITT COUNTY REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TAX PARCEL NUMBERS: 6263, 6255, 6256
CURRENT STREET ADDRESS: 1903 S. PITT, 1905 S. PITT, 1907 S. PITT

A PARCEL OF LAND FRONTING ON PITT STREET AND BEING ALL OF TRACT C-2 AS SHOWN ON A MAP BY JOE M. DRESBACH, R.S., WHICH IS DULY OF RECORD IN MAP BOOK 8 AT PAGE 94 OF THE PITT COUNTY REGISTRY, TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TAX PARCEL NO. 6256,
CURRENT STREET ADDRESS: 1907 S. PITT

THAT CERTAIN PIECE OF PROPERTY FRONTING ON MCCLELLEN AND DOCK STREETS AND BEING ALL OF TRACT B-4 AS SHOWN ON A MAP BY JOE M. DRESBACK, R.S., WHICH IS DULY OF RECORD IN MAP BOOK 8 AT PAGE 94 OF THE PITT COUNTY REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TAX PARCEL NUMBER: 4326
CURRENT STREET ADDRESS: 1911 MCCLELLAN.

BEGINNING AT AN IRON STAKE IN THE NORTHERN BOUNDARY LINE OF WARD STREET, WHICH MEASURES SOUTH 80 EAST 41.66 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF WARD AND FORD STREETS, AND RUNNING THENCE ALONG THE NORTHERN BOUNDARY LINE OF WARD STREET SOUTH 80 EAST 30.1 FEET TO A STAKE, A CORNER; THENCE NORTH 10 EAST 105 FEET TO A STAKE, A CORNER; THENCE NORTH 80 WEST 30.1 FEET TO AN IRON STAKE, A CORNER, THE NORTHEAST CORNER OF LOT NO. 9, IN BLOCK "B" OF THE RIVERDALE SUBDIVISION; THENCE SOUTH 10 WEST 105 FEET TO THE NORTHERN BOUNDARY LINE OF WARD STREET TO THE POINT OF BEGINNING, AND BEING THE WESTERN PORTION OF LOT NO. 10 IN BLOCK "B" OF THE RIVERDALE SUBDIVISION, AS SHOWN ON MAP THEREOF RECORDED IN MAP BOOK 2, AT PAGE 251 OF THE PITT COUNTY REGISTRY.

TAX PARCEL NO. 23913
CURRENT STREET ADDRESS: 1208 WARD