

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/28/2025 10:35:52 AM
Fee Amt: \$186.00 Page 1 of 5
Revenue Tax: \$160.00
Lenoir County, NC
Treva Jenkins Register of Deeds

BK 2064 PG 355 - 359

This instrument prepared by: Gregory K. James, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. The Attorney preparing this instrument has made no record search or title examination as to the property herein described, unless the same is shown by his written and signed certificate.

Return to: **Jacobsen Properties, LLC**

**Parcel No. 13486
Revenue Stamps \$ 160.00**

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF LENOIR

THIS DEED, made and entered into this the 28 day of August, 2025, by and between *Ola Faye Sullivan, by her Power of Attorney, Gary D. Sullivan, 3645 Willie Masley Road, La Grange, NC 28551*; hereinafter called *Grantor*, and *Jacobsen Properties, LLC 760 Greenville Blvd. 400 260 Greenville, NC 27858*; hereinafter called *Grantee*,

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to her hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, in Kinston Township, Lenoir County, in fee simple the following described real property, to-wit:

Submitted electronically by "Gregory K. James PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lenoir County Register of Deeds.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE IT A PART HEREOF.

The property hereinabove described was acquired by Grantor by Instrument recorded in Book 577 Page 134 of the Lenoir County Registry.

All or portion of the property herein conveyed does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the above-described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its heirs, and assigns, in fee simple forever.

And the Grantor, for herself,, her heirs and assigns, covenants with Grantee its heirs and assigns, that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements, prohibitions or restrictive covenants of record, effect of any City or County ordinances that effect the use of the property, 2025 ad valorem taxes which are to be prorated between Grantor and Grantee at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that she will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as her seal and has hereunto set her hand and seal on this the day and year first above written.

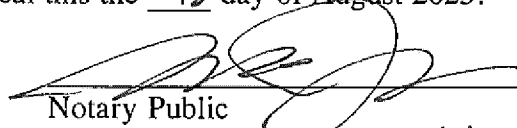
By: *Ola Faye Sullivan by Gary D Sullivan AIF* (SEAL)
Ola Faye Sullivan, by her Attorney in Fact, Gary D. Sullivan

State Of North Carolina
County of Pitt

I, a Notary Public of the aforesaid County and State hereby certify that Gary D. Sullivan, attorney in fact for Ola Faye Sullivan, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of the said OA Faye Sullivan, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Lenoir County in Book 1814, Page 350, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Gary D. Sullivan acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Ola Faye Sullivan.

Witness my hand and official stamp or seal this the 28 day of August 2025.



Notary Public
My commission expires: 11-04-2025



Exhibit "A"

BEGINNING at a stake on the southern edge of Harper Drive in the Northview Subdivision, the same being the northeast corner of Lot No. 11, Block C, as shown in Map Book 7, Page 76, Lenoir County Registry, and running thence N. 65-06 E. 90 feet to a stake, and continuing thence with the southern edge of Harper Drive N. 71-20 E. 10 feet to a stake, and running thence S. 21-15 E. 193.1 feet, more or less, to a stake, and running thence S. 74-20 W. 78 feet to a stake, the same being the southeast corner of Lot No. 11, and running thence with the line of Lot No. 11 N. 28-45 W. 182.5 feet to the point of beginning, and being all of Lot No. 10 and 20 feet of Lot No. 9, in Block C, as shown on Map of record of Section 3, Northview Subdivision and Map appears of record in Map Book 7, Page 76, Lenoir County Registry.