

BK 3775 PG 821 - 823 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Craven County, North Carolina
Michelle L. Toth, Register of Deeds

DOC# 10117028
09/07/2023 08:20:51 AM
Tax: \$434.00

NORTH CAROLINA
CRAVEN COUNTY

Tax Parcel # 8-240-G-061
Revenue Stamps \$ 434.00

THIS DEED, made this 7 day of Sept., 2023, by and between **STEPHEN SONNON, unmarried** (referred to herein as "Grantor"), whose mailing address is 225 N Delsea Dr., Clayton, NJ 08312, to **KATHLEEN S. MALLOY and spouse, EUGENE A. MALLOY** (referred to herein *collectively* as "Grantee"), whose mailing address is 102 Gladiola Dr., New Bern, NC 28562 is as follows:

WITNESSETH:

That the Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee the property described in **EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**, which said property does include the primary residence of the Grantor.

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, in fee simple forever, subject to the herein mentioned encumbrances, if any.

And the Grantor covenants to and with the Grantee that Grantor is seized of said premises in fee and has the right to convey same in fee simple; that the same are free from encumbrances except the herein mentioned encumbrances, if any, ad valorem taxes for the current year (prorated through the date of closing), utility easements and unviolated restrictive covenants that do not materially

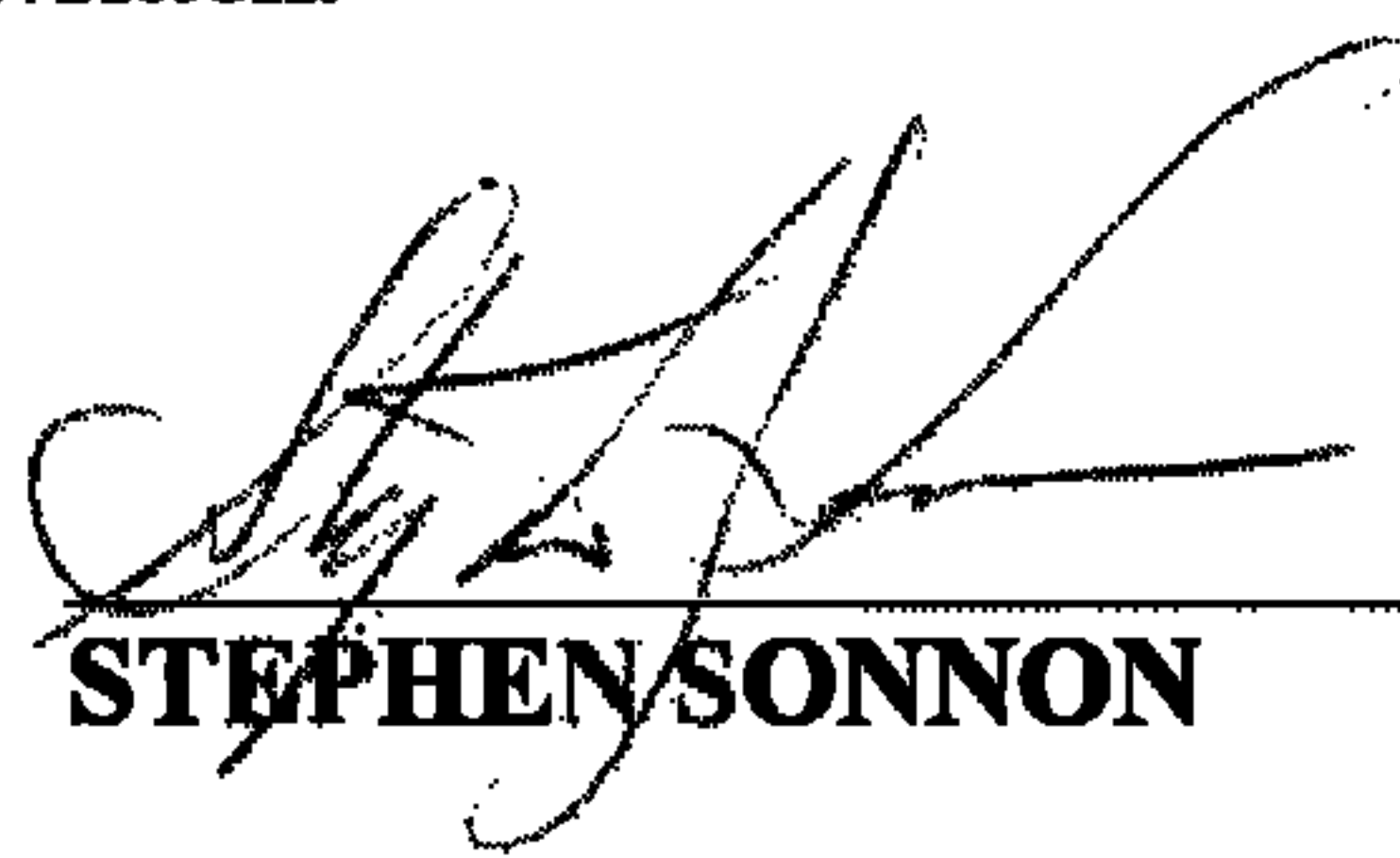
Prepared by:
Sumrell Sugg, P.A.
Attorneys at Law
416 Pollock Street
New Bern, North Carolina 28560

Submitted electronically by "Sumrell Sugg, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Craven County Register of Deeds.

affect the value of said premises and such other encumbrances as may be assumed or specifically approved by Grantee in writing; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, as the case may be.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument in such form as to be binding, this the day and year first above written.

 (SEAL)
STEPHEN SONNON

ACKNOWLEDGEMENT

The undersigned Notary Public does hereby certify that **STEPHEN SONNON** personally appeared before such Notary Public this day in the State of North Carolina and County or City of Craven and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this 22 day of Aug., 2023.

My Commission Expires:

7-21-2024


NOTARY PUBLIC

NOTARY SEAL/STAMP MUST APPEAR
LEGIBLY IN BOX TO RIGHT

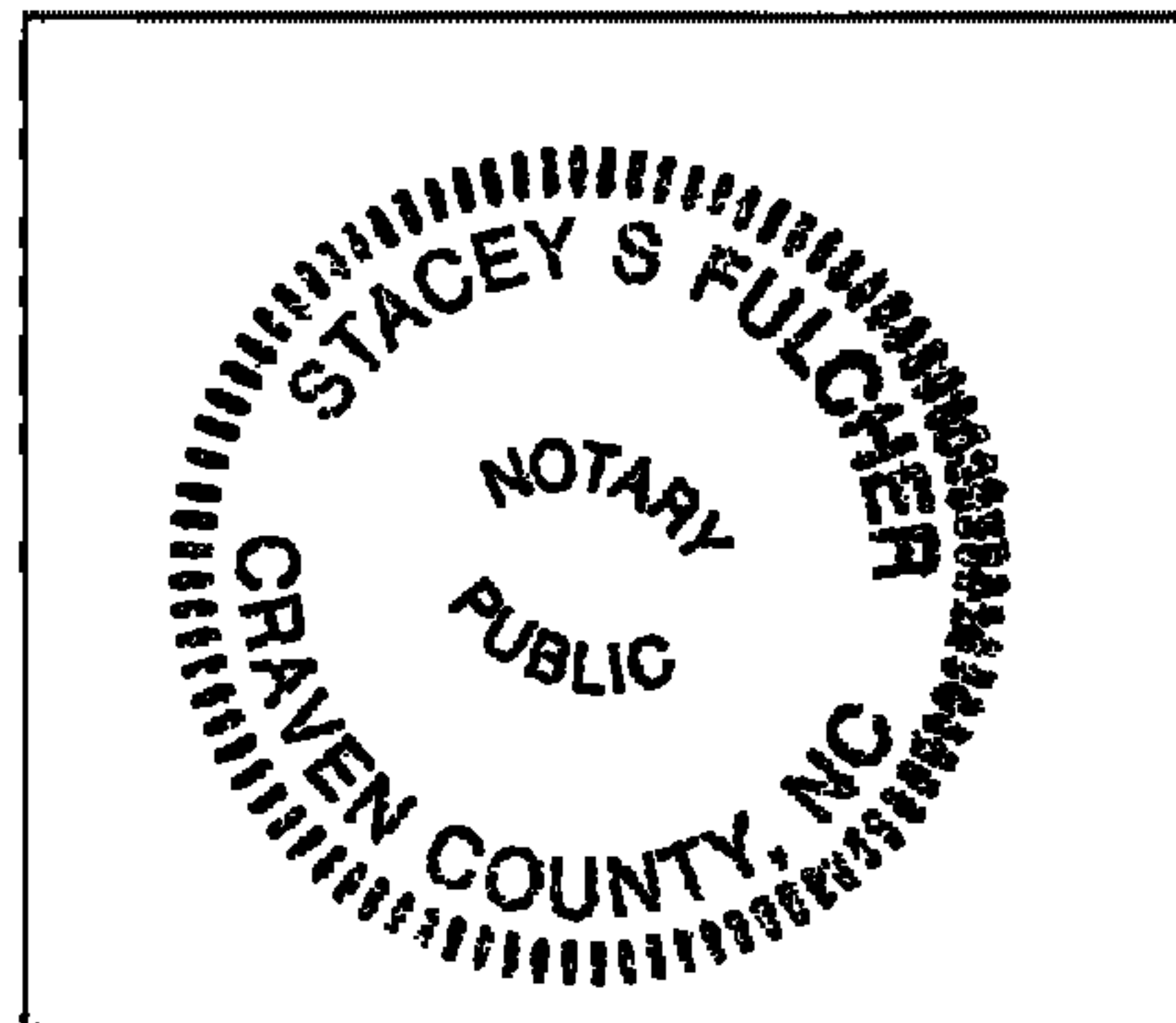


EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lot No. 61 as same is shown and delineated on a map of "Final Plat Surrey Downs II Phase One" as recorded in Plat Cabinet G at Slides 170-A through 170-E, in the office of the Craven County Register of Deeds, said map being incorporated herein by reference for a more particular description of the aforesaid lot.

This conveyance is made subject to those certain restrictive and protective covenants recorded in Book 2116, Page 511. This conveyance is made subject to the Subdivision Street Disclosure Statement recorded in Book 2116, Page 553, in the office of the Register of Deeds of Craven County.