

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 2-056-250 Verified by Craven County on the ____ day of _____, 20____
By: _____

Mail/Box to: Moeller, P.A., Attorneys at Law, 607 Broad Street, New Bern, NC 28560

This instrument was prepared by: W. Mack Rice

Brief description for the Index: Lot 250, Fairfield Harbour-Tobago, Section 7, Part 1

THIS DEED made this 7th day of July, 2022, by and between

GRANTOR	GRANTEE
Ahmad A. Hariri, unmarried 4715 Dogwood Place Charlotte, NC 28212	Steven M. Eads and wife, Denelle E. Eads 4724 Buckminster Court Charlotte, NC 28269

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 Township Number Two, Craven County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3557, Page 1017, Craven County Registry.

All or a portion of the property herein conveyed ____ does / does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Map Book 13, Page 45, Craven County Registry.

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.

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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

Ahmad HARIRI (SEAL)
Ahmad A. Hariri

State of NC
County of Wayne

I, the undersigned Notary Public of the County and State aforesaid, certify that Ahmad A. Hariri personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of July, 2022.

My Commission Expires:
8/10/2022



Notary Public

W Mack Rice
NOTARY PUBLIC
Wayne County, NC
My Commission Expires August 10, 2022

EXHIBIT A

Being all of Lot No. 250 as the same is shown and delineated on the map of "Fairfield Harbour-Tobago, Section 7, Part 1", as recorded in Map Book 13, Page 45, Craven County Registry.

This conveyance is made subject to those certain restrictive and protective covenants recorded in Book 797, Page 883; Book 858, Page 9; Book 1443, Page 570; Book 1543, Page 543; Book 1601, Page 82; and Book 2397, Page 199, Craven County Registry.