

39

Prepared by: Brian Z. Taylor  
Without Title Exam  
Return to: Gwynn, Edwards & Getter PA

NORTH CAROLINA

WARRANTY DEED

CRAVEN COUNTY

Parcel #: 7-103-A-039  
Stamps: \$240.00

THIS DEED, made and entered into this the 6<sup>th</sup> day of October, 2025, by  
and between P&G INVESTMENTS, LLC, a North Carolina limited liability company, with an address  
of 408 Scotland Street, Raleigh, NC 27609, hereinafter referred to as Grantor and HOMES BY  
DICKERSON, INC., a North Carolina corporation, whose address is 2841 Plaza Place Suite 210,  
Raleigh, NC 27612, hereinafter referred to as Grantee;

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, its  
successor and assigns, in fee simple, all that certain lot or parcel of land situated in Number Seven (7)  
Township, Craven County, North Carolina and more particularly described as follows:

**See attached Exhibit "A", legal description.**

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, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantor will warrant and defend the title against the lawful claims of all persons whatsoever.

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, P&G INVESTMENTS, LLC has executed this deed by and through its Manager this the day and year first above written.

P&G INVESTMENTS, LLC  
by: [Signature]  
RICHARD W. GAYLORD, JR., Manager

NORTH CAROLINA

Wake COUNTY

I, Anna R. Keen, a Notary Public, do hereby certify that Richard W. Gaylord, Jr., personally appeared before me this day and acknowledged that he is the Manager of P&G INVESTMENTS, LLC, a North Carolina Limited Liability Company, and further acknowledged the due execution thereof.

WITNESS my hand and official stamp or seal, this the 6 day of October, 2025.

**ANNA R KEEN**  
Notary Public  
Wake Co., North Carolina  
My Commission Expires Dec. 19, 2028

[Signature]  
Notary Public

My Commission Expires: 12/19/2028

## EXHIBIT A

All that certain lot or parcel of land lying and being situate in Number Seven (7) Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of **Lot No. 39** as same is shown and delineated on that certain plat entitled **“REVISED FINAL PLAT STILLWATER HARBOUR, A PLANNED UNIT DEVELOPMENT,”** dated July 14, 2010, prepared by Kendall E. Gaskins, PLS, which appears of record in **Plat Cabinet H, Slides 177G and H**, reference to which is hereby made for a more detailed, accurate and precise description of the aforesaid lot.

This conveyance is made subject to that certain Declaration of Covenants, Conditions and Restrictions recorded in Book 2941, Page 510, and that certain Declaration of Covenants for Storm and Surface Water Maintenance recorded in Book 2676, Page 354, both in the Office of the Register of Deeds of Craven County.

Said property is commonly known as 221 Shoreview Drive, New Bern, NC 28562.