BK 4696 PG 1882 - 1885 (4) DOC# 20055679
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Pender County, North Carolina
Sharon Lear Willoughby, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $349.00

Parcel Identifier No. 4235-35-3169-0000
Property Address: 508 Triton Lane, Surf City, NC 28445
Prepared By: Colby & Mincey, PLLC
Return to: 1001 Military Cutoff Rd., Suite 204
Wilmington, NC 28405

Brief Description for the Index: **Lot 21, Tritons Village**

THIS DEED made this _____ day of October, 2019, by and between

GRANTOR	GRANTEE
Nathaniel Colman Kaine and wife, Karly M. Satkowiak	**William H. Moran, unmarried**
Mailing Address: 2419 Monroe St. NE Washington, DC 20018	**Mailing Address: 12-B Ryan Road Goffstown, NH 03045**

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 Pender County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book page .

A map showing the above described property is recorded in Plat Book 38 page 147.

Submitted electronically by "Colby & Mincey, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pender County Register of Deeds.

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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

_____
(Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

USE BLACK OR BLUE INK

_____(SEAL)
Nathaniel Colman Kaine
This property is ___ is not___ my primary residence

Karly M Satkowiak (SEAL)
Karly M. Satkowiak
This property is ___ is not ✓ my primary residence

_____(SEAL)

_____(SEAL)

SEAL-STAMP _____ County State of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nathaniel Colman Kaine

SEAL-STAMP Salt Lake County State of Utah

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Karly M. Satkowiak

KEITH BROWN
Notary Public - State of Utah
Comm. No. 699727
My Commission Expires on
Mar 26, 2022

Dated: 10/18/19 Keith Brown

My commission expires: 03/26/2022 Printed Name: Keith Brown, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant – Register of Deeds

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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

USE BLACK OR BLUE INK

_____ (Entity Name)

By: _____

Title: _____

By: _____

Title: _____

By: _____

Title: _____

Nathaniel Colman Kaine (SEAL)

Nathaniel Colman Kaine

This property is ___ is not X my primary residence

_____ (SEAL)

Karly M. Satkowiak

This property is ___ is not___ my primary residence

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP BALTIMORE County State of MARYLAND

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nathaniel Colman Kaine

MARY BLAIR DIZE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 04-22-2023

10/21/2019

Mary Blair Dize

SEAL-STAMP _____ County State of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Karly M. Satkowiak

Dated: _____ _____

My commission expires: _____ Printed Name: _____, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant – Register of Deeds

Exhibit "A"

Located in Surf City, Pender County, North Carolina and being an interest in certain planned community premises known as Triton's Village as referenced in the Declaration of Covenants, Conditions and Restrictions for Triton's Village in Book 2625, Page 275, duly established under Chapter 47-F of the North Carolina General Statutes (North Carolina Plan Community Act) with the Supplement to Declaration of Covenants, Conditions, and Restrictions of Triton's Village recorded in Book 2833, Page 38, Pender County Registry, said premises being more particularly described as:

Being all of Lot 21, as shown on a map entitled, "Final Plat of Triton's Village, formerly Lot 59 of J. H. Batts Subdivision, Topsail Township, Pender County, North Carolina, N.C. Highway 50" as shown on a map prepared by Charles F. Riggs & Associates and dated June 23, 2004 said map being duly recorded in Map Book 38, Page 147, Pender County Registry.

TOGETHER WITH an allocated interest in all Common Elements of the planned community, including the building and improvements on the land described in the Declaration of Covenants, Conditions and Restrictions for Triton's Village in Book 2625, Page 275 and Supplement to Declaration of Covenants, Conditions, and Restrictions of Triton's Village recorded in Book 2833, Page 38, Pender County Registry as referenced above.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for Triton's Village in Book 2625, Page 275 and Supplement to Declaration of Covenants, Conditions, and Restrictions of Triton's Village recorded in Book 2833, Page 38, Pender County Registry and as shown in Map Book 38 at Page 147, Pender County Registry.

In further consideration of the conveyance herein, members in good standing of the Triton's Village Homeowner's Association have a right of access to the beach and the Atlantic Ocean from Madison Farms, LLC as set forth in that certain Deed of Easement recorded in Book 3242, Pages 152-153 in Onslow County Registry.