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Recorded: 06/24/2019 at 04:50:24 PM
Fee Amt: \$346.00 Page 1 of 2
Revenue Tax: \$320.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK **3804** PG **429-430**

Excise Tax: \$ 320.00
PIN# 74509

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Steven R. Jones, Attorney

Return to: GRANTEE

Property address: 2128 CHERRYTREE LANE, WINTERVILLE, NC 28590

THIS DEED made this 20th day of June, 2019 by and between:

GRANTOR	GRANTEE
<p>ALEX C. WADFORD AND WIFE, MARY GODLEY WADFORD</p>	<p>JOSEF HENRY KINDERWATER AND WIFE, KATHLEEN SALMOND</p>
<p>Forwarding Address: <u>724 Gatewood Dr.</u> <u>Winterville, NC 28590</u></p>	<p><u>2128 CHERRYTREE LANE</u> <u>WINTERVILLE, NC 28590</u> (same)</p>
<p>All or a portion of the property herein conveyed does <input checked="" type="checkbox"/> does not <input type="checkbox"/> include the primary residence of a GRANTOR. (N.C. Gen. Stat. § 105-317.2)</p>	

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, his heirs and assigns, in fee simple, all that certain lot or parcel of land situated in Winterville Township, Pitt County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 60 OF CHARLESTON VILLAGE, SECTION 4 AS SHOWN ON MAP IN MAP BOOK 68, PAGE 76 OF THE PITT COUNTY REGISTRY.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE CERTAIN RESTRICTIVE COVENANTS OF RECORD IN BOOK 2373, PAGE 382 OF THE PITT COUNTY REGISTRY.

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and assigns, in fee simple forever.

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 except for the exceptions hereinafter stated.

The property hereinabove described was acquired by GRANTOR(s) by instrument recorded in Book 3400, Page 255, Pitt County Registry.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes for the current year (prorated through the date of closing); encroachments or other matters that would be revealed by an accurate survey or personal observation of the premises; all applicable zoning and land use ordinances, statutes and regulations; any violation by prior owners of any environmental law or regulation; and to the provisions of all applicable unviolated restrictive covenants and easements of record.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his/her hand and seal on this day and year first above written.

Alex C. Wadford (SEAL)
ALEX C. WADFORD
Mary Godley Wadford (SEAL)
MARY GODLEY WADFORD

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, Courtney M. Booher, a Notary Public for Pitt County certify that ALEX C. WADFORD AND WIFE, MARY GODLEY WADFORD, personally appeared before me this day and acknowledged to me that he/she/they voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal, this 20th day of June, 2019.

Courtney M. Booher
NOTARY PUBLIC
Courtney M. Booher
(typed or printed name of notary)

My Commission expires: 6/25/2022

