Brenda M. Clemmons, Brunswick County, NC Register of Deeds
05/12/2023 11:52:48.000 NC REVENUE STAMP: $300.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Geddings & Kleva, PLLC, licensed North Carolina attorneys. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.

Excise Tax: **$300.00** *Parcel ID:* **2310000204**
Brief Description For The Index: **TR-2 10.58AC PLAT 37/95 SR 1291 & 1293**

THIS DEED made by and between,

GRANTOR

DMD LLC
3298 Westridge Lane
Concord, NC 28027

GRANTEE

Todd Surratt, Married
~and~
Thomas D. Von Canon, Married
Post Office Box 957
Oak Island, NC 28465

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 Brunswick County, North Carolina and more particularly described in EXHIBIT A, attached hereto and made a part hereof.

Submitted electronically by Geddings Kleva, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Brunswick 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 the 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 following exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1- Ad valorem taxes for the current year;
2- Restrictions, easements and rights-of-way of record.
3- DMD LLC is a dissolved North Carolina Limited Liability Company. It is the intention of this deed to convey the property as a continuation of the winding up of its affairs.

The property being conveyed is ___/ is not ____ the seller's primary residence.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

DMD LLC

_____ (SEAL)
By: Zachery A. Fisher, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, a Notary Public in and for the State and County aforesaid certify that the following personally appeared before me this day and being authorized to do so, acknowledged to me that he signed the foregoing document for and in behalf of **DMD LLC** for the purpose stated therein and in the capacity indicated and I either have personal knowledge of the identity of the person or I have seen satisfactory evidence of identity by current state or federal identification with the person's photograph: Zachery A. Fisher, Member/Manager

WITNESS my hand and official seal or stamp this the 5th day of May, 2023.

Kerri K. Trayah
NOTARY PUBLIC
My Commission Expires: March 10, 2025

KERRI K. TRAYAH
NOTARY PUBLIC
BRUNSWICK COUNTY, NC

(Notary Stamp or Seal)

EXHIBIT A

BEING all of Tract 2, containing 10.58 acres, as more fully described in a survey plat dated December 6, 2006, entitled "Survey for Dennis & Thompson", prepared by Steve M. Norris, PLS, Norris & Ward Land Surveyors, PA, and recorded in Map Cabinet 37 at Page 95 in the Office of the Register of Deeds for Brunswick County, North Carolina, to which plat reference is made for greater certainty of description of said property.

TOGETHER with and subject to non-exclusive utility and ingress, egress easements over, within, along and upon those certain easements shown as "60 Foot Non-Exclusive Access" and "45 Foot Private ingress and egress" as shown on said plat.

For back reference see Deed recorded in Book 4592, Page 0820 of the Brunswick County Registry.