FOR REGISTRATION REGISTER OF DEEDS
Carolyn L Garris
Beaufort County, NC
Electronically Recorded
03/27/2025 03:59:18 PM
Book: 2196 Page: 627 - 629 (3)
NC REVENUE STAMP: $0.00
Fee: $26.00
INSTRUMENT # 2025001259

Beaufort County Land Records
Form Number: 63967

MRM 03/27/2025
Land Records Official Date

Revenue Stamps: $0.00
REID No's: 26819 and 3782

PREPARED BY AND RETURN TO:
HOLSCHER, EDWARDS & HILL, PA
320 North Market Street; PO Box 1747
Washington, NC 27889
Telephone: (252) 946-3122

DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR Pa UPON DISBURSEMENT OF CLOSING PROCEEDS.

NORTH CAROLINA
BEAUFORT COUNTY

NO TITLE EXAMINATION REQUESTED OR PERFORMED BY PREPARER.

THIS QUITCLAIM DEED, made and entered into this the 27th day of March, 2025, by and between BETSY D. HODGES, unmarried, Grantor, to F. MAC HODGES, whose address is 627 Griffin Hodges Road, Washington, NC 27889, Grantee;

W I T N E S S E T H:

WHEREAS, Grantor inherited the real property described hereinbelow from the late Treasure Hodges Edwards who passed away March 11, 2025 through the Will of Treasure Hodges Edwards probated in Beaufort County Estate File #25E000151-606.

That the Grantor, for valuable considerations, has given, granted, and does hereby convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Beaufort County, North Carolina, more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining unto said Grantee in fee simple, subject however, to the following:

1. 2025 Beaufort County Ad Valorem taxes.
2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto

THE GRANTOR HEREIN STATES THAT THE PROPERTY DESCRIBED IN THIS DEED IS NOT HER PRINCIPAL RESIDENCE.

Submitted electronically by "Holscher, Edwards & Hill, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Beaufort County Register of Deeds.

EXHIBIT "A"

All those certain parcels, lots or tracts of land lying and being in the Township of Chocowinity, in the County of Beaufort, State of North Carolina, and being more particularly described as follows:

REID NO. 26819

It being Lot Number Four (4) as shown on a subdivision plat of "Old Fort Rivershore Development" recorded in the register of Deeds Office of Beaufort County in Map Book 17 at Page 26 and being the same conveyed by Alvie D. Smith and wife, Lilliam R. Smith, to Earl Jones and wife, Annie Jones, by deed dated August 4, 1975 and recorded in the Register of Deeds Office of Beaufort County in Book 725 at Page 523, and as conveyed to Devaughan H. Ross and wife, Betty Gray Ross, by deed dated August 25, 1977 of record in Book 754 at Page 696, Beaufort County Registry; to which survey plat and deed reference is herein made for a more complete and detailed description. Together with improvements located thereon; said property being located at 17 Old Fort Shores Road, Chocowinity, North Carolina.

There also being conveyed right of egress and ingress to a forty-five foot canal affording access to the Pamlico River, which access area is located to the northwest of Lot Number 5 as platted of record in Map Book 17 at Page 26, Beaufort County Registry.

This also being the same property as conveyed to Roy L. Edwards and wife, Treasure Hodges Edwards by deed recorded September 8, 2017 in Book 1940, Page 147-148 of the Beaufort County Registry to which reference is made for a more complete and accurate description.

REID NO. 3782

Beginning in the corner of the Bridge where Chocowinity Creek crosses Possum Track Road (S.R. #1127) and running from said point in the center of Possum Track North 79-15 East 618 feet; thence continuing in the center of said Road South 89 East 132 feet; thence continuing in the center of said Road South 79 East 98 feet; thence leaving said Road North 42-15 East 193 feet to the center of a Farm Road and thence with said Farm Road North 14 East 36 feet to a ditch that crosses said Farm Road; thence with said ditch South 73 East 200 feet; South 60 East 136 feet; thence with a ditch South 13-15 West 198 feet to the center of tile where this ditch crosses under Possum Track Road (S.R. #1127); thence with the center of said road South 64-30 East 264.0 feet to a point; thence along the line of Lacey M. Edwards South 25-42 West 216.0 feet to an iron marker; thence South continuing with the L.M. Edwards line South 27-03 West 366.02 feet to a corner in the L.M. Edwards property; thence with the line of L.M. Edwards property North 62-57 West 349.7 feet to a point in the center of a branch; thence with the branch South 54-29 West 49.58 feet to where said branch empties into Chocowinity Creek; thence with the center of Chocowinity Creek to the point and place of beginning, containing 14.5 acres, more or less, as surveyed and platted by William R. Harding, Reg. Surveyor, February 25, 1975.

This being the same property as conveyed to grantors herein by instrument of record in Book 524, Page 126 and Book 721, Page 414, and Book 774, Page 46, Beaufort County Registry.

This also being the same property as conveyed to Roy L. Edwards and wife, Treasure Hodges Edwards by deed recorded March 16, 1983 in Book 821, Page 677 of the Beaufort County Registry to which reference is made for a more complete and accurate description.

belonging to them, the said Grantees, their heirs and assigns, free and clear of all right, title, claim or interest of the said Grantors, or anyone claiming by, through or under them.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and adopted as her seal, the typewritten word "Seal" appearing beside her name, this the day and year first above written.

Betsy D. Hodges (Seal)
BETSY D. HODGES

STATE OF NORTH CAROLINA
COUNTY OF Beaufort

I, Charles C. Edwards Sr., a Notary Public of the County and State aforesaid, certify that BETSY D. HODGES, who is personally known by me or has produced satisfactory evidence of identity, appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 1-12-29

CHARLES C. EDWARDS, JR.
NOTARY
PUBLIC
BEAUFORT COUNTY, NC