

Bell



Image ID: 000001618233 Type: CRP
Recorded: 01/21/2009 at 03:43:08 PM
Fee Amt: \$764.00 Page 1 of 2
Excise Tax: \$747.00
Craven, NC
Sherri B. Richard Register of Deeds

BK 2784 PG 164

THIS INSTRUMENT PREPARED BY:

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GENERAL WARRANTY DEED

THIS DEED made this 12th day of September, 2008, by and between

<p><u>Grantor</u></p> <p>James F. Delpine, Separated</p> <p>Tax Parcel #: 7 300-3 176</p> <p>Excise Tax: _____</p>	<p><u>Grantee</u></p> <p>Thomas A. Lewis, and wife, Barbara D. Lewis</p> <p>Address: 210 Mellen Road New Bern, NC 28562</p>
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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 the City of New Bern (Deed), Township of Seven, if applicable Craven County, North Carolina and more particularly described as follows:

Being all of Lot No. One Hundred Seventy-Six (176) as the same is shown on that page of record in the Office of the Register of Deeds of Craven County in Plat Cabinet G, Slides 26-D, E, F and G. the map herein referred to was prepared by Joe L. Riddick, Jr., Registered Land Surveyor, dated April 5, 1996, revised March 14, 1997, and identified by the following legend; "PHASE II OF TABERNA FOR WEYERHAEUSER REAL ESTATE COMPANY PLANNED UNIT DEVELOPMENT". Further reference is made to said map for a more complete and accurate description of this property.

This conveyance is made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Register of Deeds Office for Craven, orth Carolina, and more particularly restrictions filed of record in the aforesaid Register's Office.

The property hereinabove described was acquired by Grantor by instrument recorded in Chain Reference. A map showing the above described property is recorded in Chain Reference.

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

Restrictions, easements and conditions of record and the lien of ad valorem taxes for the year of the delivery of this instrument and subsequent years.

DM

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

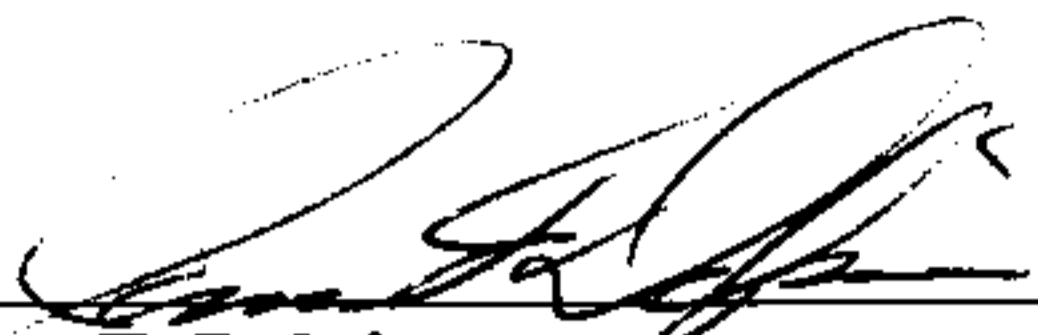

James F. Delpine



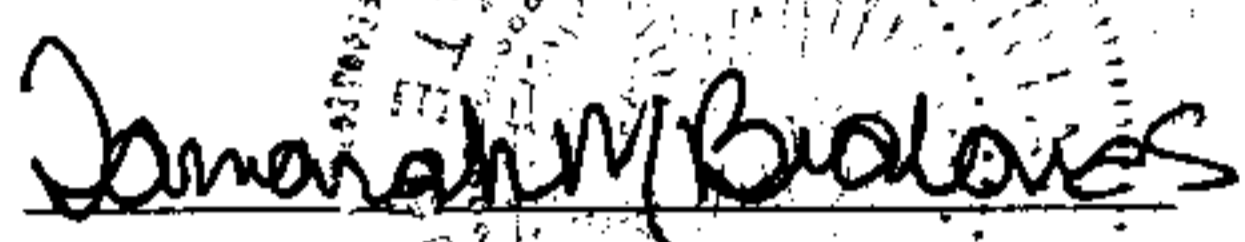
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STATE OF OHIO

COUNTY OF CUYAHOGA

I, a Notary Public of the County and State aforesaid, certify that **James F. Delpine**, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of SEPTEMBER, 2008.


Notary Public

(Seal)

My Commission Expires:

TAMARAH M. BIALOWAS
Notary Public, State of Ohio
My Commission Expires Aug. 31, 2013

Revised 05/02/08