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Fee Amt: \$114.00 Page 1 of 3
Revenue Tax: \$88.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 3304 PG 689-691

GENERAL WARRANTY DEED

Tax Parcel ID No. 49361

Mail/Box to: Grantee, 272 Tuscarora Ave. Bath, NC 27808
This instrument was prepared by: Richard C. Poole, Attorney

Brief description for the Index: Unit 110-E Willoughby Park Section 13

THIS DEED, made this the 9th day of March, 2015, by and between

GRANTOR: MJS RENTALS, INC.
whose address is: 935 Falcon Circle Greenville, NC 27834
(herein referred to collectively as **Grantor**) and

GRANTEE: LISA B. FLANAGAN
whose address is: 272 Tuscarora Ave. Bath, NC 27808
(herein referred to collectively as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property, located in the County of Pitt, State of North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

All or a portion of the property herein conveyed ___ includes or _x_ does not include the primary residence of Grantor(s) herein.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

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2015 AD VALOREM TAXES AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

NONCOMPLIANCE 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.

EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

MJS RENTALS, INC. (Entity Name) (SEAL)

By: Michael J. Stojanowski (SEAL)
Print/Type Name: Michael J. Stojanowski
Title: President

By: (SEAL)
Print/Type Name:
Title:

By: (SEAL)
Print/Type Name:
Title:

State of North Carolina
County of Pitt

I, Susan Henderson, a Notary Public for Pitt County, North Carolina, do hereby certify that Michael J. Stojanowski, President of MJS RENTALS, INC. personally appeared before me this day and acknowledged to me that he/she signed the foregoing document in the capacity indicated.

Date: 3/9/15

Susan Henderson, Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)

My commission expires: 07/26/19



Revised October 1, 2006

EXHIBIT "A"

UNIT 110-E, WILLOUGHBY PARK, A CONDOMINIUM, SECTION 13, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM UNDER THE PROVISIONS OF CHAPTER 47C OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA AND COVENANTS, CONDITIONS AND RESTRICTIONS OF WILLOUGHBY PARK, A CONDOMINIUM (HEREINAFTER "DECLARATION"), DATED THE 11TH DAY OF MARCH, 1987, AND RECORDED IN BOOK 123 AT PAGE 161, AND AS AMENDED FOR WILLOUGHBY PARK, SECTION 13, IN BOOK 293 AT PAGE 152, OF THE PITT COUNTY REGISTRY, AND AS ALSO SHOWN ON THE CONDOMINIUM PLANS OF WILLOUGHBY PARK, PREPARED BY STROUD LAND SURVEYING COMPANY RECORDED IN THE CONDOMINIUM REGISTRY BOOK 1, AT PAGE 35-35J, CONDOMINIUM REGISTRY BOOK 1, AT PAGE 38-38G, CONDOMINIUM REGISTRY BOOK 1, AT PAGE 40, AND CONDOMINIUM REGISTRY BOOK 1, AT PAGE 43-43B, CONDOMINIUM REGISTRY BOOK 1 AT PAGE 45, CONDOMINIUM REGISTRY BOOK 1, AT PAGE 46, 46A & 46B, CONDOMINIUM REGISTRY BOOK 1, AT PAGE 50, CONDOMINIUM REGISTRY BOOK 1, AT PAGE 51; CONDOMINIUM REGISTRY BOOK 1, AT PAGE 53; CONDOMINIUM REGISTRY BOOK 1, AT PAGE 54, CONDOMINIUM REGISTRY BOOK 1, AT PAGE 5; CONDOMINIUM REGISTRY BOOK 1, AT PAGE 58, AND AS SHOWN ON THE MAP FOR WILLOUGHBY PARK, SECTION 13, AS PREPARED BY STROUD ENGINEERING, P.A., DATED OCTOBER 24, 1990 AND RECORDED IN CONDOMINIUM REGISTRY BOOK 1 AT PAGE 59, OF THE PITT COUNTY REGISTRY, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON AREAS APPURTENANT THERETO AS PROVIDED FOR IN THE DECLARATION. THE ABOVE UNIT IS CONVEYED SUBJECT TO THE DECLARATION, REFERENCE TO WHICH IS DIRECTED FOR A MORE DETAILED RECITAL OF PROVISIONS AND FOR THE PURPOSE OF INCORPORATING THE SAME IN THIS INSTRUMENT AS IF COPIED HEREIN WORD FOR WORD.

THE GRANTEE HEREBY ACCEPTS MEMBERSHIP IN WILLOUGHBY PARK CONDOMINIUM ASSOCIATION OF GREENVILLE, INC., AND ACKNOWLEDGE RECEIPT OF A COPY OF THE CHARTER AND BY-LAWS OF SUCH CORPORATION AND AGREES TO BE BOUND BY ALL THE PROVISIONS OF THE SAME. THE CHARTER OF SAID CORPORATION DULY APPEARS OF RECORD IN BOOK OF CORPORATIONS 27 AT PAGE 38 OF THE PITT COUNTY REGISTRY AND THE BY-LAWS OF SAID CORPORATION ARE DULY RECORDED IN BOOK 123 AT PAGE 196 OF THE PITT COUNTY REGISTRY.