

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/25/2023 9:53:20 AM
Fee Amt: \$296.00 Page 1 of 3
Revenue Tax: \$270.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4403 PG 76 - 78

Revenue \$270.00

Tax ID#: 36816

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: Kellie C. Gonzalez, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

After recording mail to: Grantee

Brief description for the index:

THIS DEED, made this the 18 day of April, 2023, by and between

GRANTOR	GRANTEE
Desha Lane, unmarried PO BOX 30592 Greenville, NC 27833	George Grimes And spouse, Amela Grimes 1105 Pactolus Highway Greenville, NC 27834

The above described property does () does not include the primary residence of the Grantor.

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, their heirs, successors, administrators and assigns, all that certain lot or parcel of land, which was acquired by Grantor by deed recorded in Book 2236, Page 42, PITT County, North Carolina and more particularly described as follows:

See Exhibit A Legal Description

TO HAVE AND TO HOLD the aforesaid tract 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 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.

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Submitted electronically by "Gonzalez Law Firm, PLLC dba Capital to Coast NC Law Group" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pitt County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:
Subject to Ad valorem taxes for the current year;
Easements, Rights of way and Restrictions which may appear of record;
General Utility Easements of record;
Restrictive and Protective Covenants of record and any Amendments thereto.

IN WITNESS WHEREOF, the Grantor(s) has duly executed the foregoing as of the day and year first above written.

Desha Lane (SEAL)
Desha Lane

STATE OF NORTH CAROLINA
Pitt COUNTY

I, John Ashby, the undersigned Notary Public of Pitt County and State of North Carolina, certify that Desha Lane personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18 day of April, 2023.

My commission expires: 10/30/2024

SEAL-STAMP

[Signature] Notary Public
Notary Signature
John Ashby
Printed Name of Notary

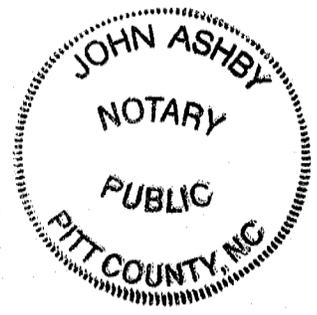


Exhibit A Legal Description

Lying and being situate in Pactolus Township, Pitt County, North Carolina and being all of Lot No. 3, Block B of Country Squire Estates Subdivision, Section 1, as shown on map thereof made by Jones Land & Engineering Co., dated March 15, 1978, and recorded in Map Book 28 at Page 167 of the Pitt County Registry, to which reference is made for a more complete and accurate description. Together with improvements located thereon.

Those certain Restrictive Covenants and Protective Covenants recorded in Book G-49 at Page 506 of the Pitt County Registry.

Property commonly known as 1105 Pactolus Highway Greenville NC 27834

PITT County Parcel Number 36816