

00278



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Recorded: 08/09/2021 at 04:17:19 PM  
Fee Amt: \$76.00 Page 1 of 4  
Revenue Tax: \$50.00  
Pamlico, NC  
Lynn H. Lewis Register of Deeds

BK **685** PG **278-281**

RETURNED TO: *Delamar*  
DATE RETURNED: *8-10-21*

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,  
P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$50.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 4<sup>th</sup> day of August, 2021, by and between **Henry S. Dehart and wife, Frances B. Dehart**, hereinafter referred to as "Grantor"; and **Daniel R. Voss**, hereinafter referred to as "Grantee". Grantor's mailing address is 314 Hillsborough Dr., Greenville, SC 29615. Grantee's mailing address is 2549 Hayne Stretch Road, Roseboro, NC 28382-8454.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Number Two (2) Township, Pamlico County, North Carolina, and more particularly described as follows:

**Being all of Lot No. One (1), as the same is shown and delineated on a Map of "Final Plan of THE OAKS AT BEARD CREEK", said Map being recorded in Plat Cabinet A, Slide 121-9, Pamlico County Registry, reference to said Map being hereby made for a more perfect description of said property.**

**THIS CONVEYANCE IS MADE SUBJECT to those certain restrictive and protective covenants recorded in Book 359, Page 534, and amended in Book 361, Page 76, Book 370, Page 745, and Book 449, Page 77, Pamlico County Registry.**

**Also conveyed is Boat Slip #2 as shown on the map entitled "10 Slip Marina on Lot 10 THE OAKS AT BEARD CREEK" recorded in Plat Cabinet A, Slide 126-6, Pamlico County Registry.**

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**SAID BOAT SLIP IS SUBJECT to those certain restrictive and protective covenants recorded in Book 370, Page 750, Pamlico County Registry.**

**TOGETHER WITH an undivided one-tenth (1/10) interest in Lot Number 10, as shown on the map entitled "10 Slip Marina on Lot 10 THE OAKS AT BEARD CREEK" as shown on that map of record in Plat Cabinet A, Slide 126-6, Pamlico County Registry.**

**Lot 10, The Oaks at Beard Creek, is subject to the following covenants that run with the land:**

**There has been built, on Lot 10, a pier to provide ten (10) boatslips, the owner of each slip to have the exclusive use of said slip. The use each owner makes of the pier shall be such that it does not interfere with the use of any other owner of the pier. All owners shall be equally responsible for the maintenance, use, upkeep and replacement of said pier and any owner can enforce this obligation against any other in any court of competent jurisdiction in Pamlico County, North Carolina. If any owner, owner's agent, servant, employee, tenant, or relative causes damage to the pier, such damage shall be the sole responsibility of that owner who shall be responsible for all necessary repairs or replacement. This obligation shall likewise be enforceable by any other owner in any court of competent jurisdiction in Pamlico County, North Carolina.**

**Any improvements constructed on Lot 10 must conform to the restrictive covenants on The Oaks at Beard Creek Subdivision.**

**The ownership of the fractional interest in Lot 10 may not be further reduced and the taxes on said lot shall be paid on a prorata basis and when due. This obligation may be enforced in the same manner as earlier provided for maintenance and damage repairs.**

**The fractional ownership interest in Lot 10 and the boatslip is an appurtenance to ownership of a lot in The Oaks at Beard Creek Subdivision and may be sold and transferred only to a lot owner in The Oaks at Beard Creek. In the event a fractional owner of Lot 10 and boatslip sells, conveys or transfers owner's lot in The Oaks at Beard Creek, owner must first or contemporaneously transfer the boatslip and fractional interest in Lot 10 to another owner in The Oaks at Beard Creek or the transferee of owner's lot. Failure to so specifically convey said fractional interest and boatslip shall result in the same being deemed conveyed, sold and transferred as an appurtenance of owner's lot.**

**Together with and subject to that certain Deed of Easement and Encumbrances dated October 23, 2001, and recorded in Book 372, Page 368, Pamlico County Registry.**

The property described above was acquired by Grantor by instrument recorded in Book 617, Page 811, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

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And Grantor covenants with 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.

*Title to the property described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.*

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first written above.

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Henry S. Dehart (SEAL)  
Henry S. Dehart

Frances B. Dehart (SEAL)  
Frances B. Dehart

\_\_\_\_\_ If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

Greenville County, South Carolina State

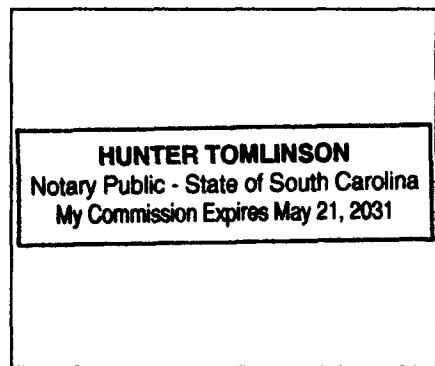
I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Henry S. Dehart and wife, Frances B. Dehart.*

Date: 8/4/2021

Hunter Tomlinson  
Official Signature of Notary  
Notary Public

Hunter Tomlinson  
Notary Public Printed Name

My commission expires: 5/21/2031



**Notary Seal or Stamp Must Appear In Above Box**