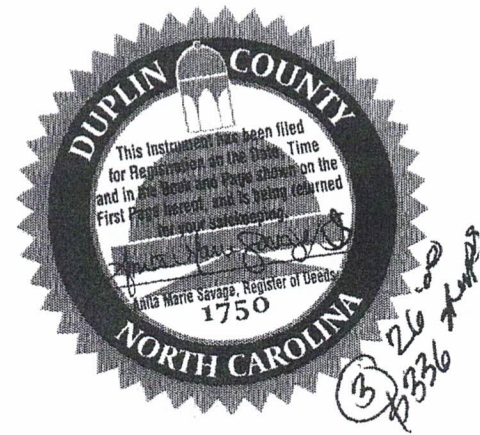


Doc No: 10063871  
Recorded: 09/19/2025 10:51:39 AM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$336.00  
Duplin County North Carolina  
Anita Marie Savage, Register of Deeds  
BK 2095 PG 909 - 911 (3)



This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on Parcel Identification Number 13 480 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.  
GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By Alexis Suarez Tax Assistant Date 9-19-25

### WARRANTY DEED

Revenue Stamps \$336.00

THIS INSTRUMENT DRAFTED BY BURROWS & HALL, PA, ATTORNEYS AT LAW,  
POST OFFICE BOX 816, WALLACE, NORTH CAROLINA 28466.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO RECORD SEARCH OR TITLE EXAMINATION AS TO THE PROPERTY HEREIN DESCRIBED UNLESS THE SAME IS SHOWN BY HIS WRITTEN AND SIGNED CERTIFICATE.

**PARCEL ID: 13-480**

STATE OF NORTH CAROLINA

COUNTY OF DUPLIN

THIS DEED, dated September 10th, 2025, by and between **CHARLIZE ESTELLE MARTIN (FORMERLY CHARLIZE ESTELLE BRYAN) AND HUSBAND, KODY LYN MARTIN**, hereinafter referred to as Grantor; and **WALNUT HILLS OF NORTH CAROLINA, INC., a North Carolina Corporation**, 290 Arthur Sloan Rd, Chinquapin, NC 28521, hereinafter referred to as Grantee. (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 more particularly described as follows:

All that certain tract or parcel of land located in Kenansville Township, Duplin County, North Carolina and being more particularly described as follows:

BEGINNING at a point in the center of the Blind Bridge on N.C.S.R. 1912 where it intersects the run of Maxwell Creek and runs thence; South 84 degrees 31 minutes 20 seconds East, 820.83 feet with the center of N.C.S.R. 1912 to a point in the center of N.C.S.R. 1912 at the beginning of a curve, and runs thence; with the center of N.C.S.R. 1912 as it curves, a chord of South 72 degrees 44 minutes 50 seconds East, 584.6144 feet to a point at the end of said curve in the center of N.C.S.R. 1912 and runs thence; with the center of N.C.S.R. 1912, South 60 degrees 58 minutes 20 seconds East, 273.08 feet to a nail in the center of N.C.S.R. 1912 where it intersects the center of N.C.S.R. 1909, and runs thence; with the center of N.C.S.R. 1912 South 60 degrees 55 minutes 15 seconds East, 302.69 feet to a point in the center of N.C.S.R. 1912 (said point being 33.47 feet, South 02 degrees 45 minutes 15 seconds West from the west tip of John Tracy Brown's Tract 1A as shown in Map Book 10 at Page 37, of the Duplin County Registry), and runs thence; South 02 degrees 45 minutes 15 seconds West, 33.47 feet to an iron stake, the northwest corner of John Tracy Brown's Tract 1B as shown in Map Book 10 at Page 37 of the Duplin County Registry, and runs thence; with the West line of Tract 1B, South 02 degrees 45 minutes 15 seconds West, 483.56 feet to an iron stake with old oak corner pointers, the northeast corner of Fussell's land as described in Book 428 at Page 386, Duplin County Registry, and runs thence; with Fussell's North line, North 82 degrees 56 minutes 10 seconds West, 1479.0 feet to an iron stake beside an old lightwood stake on the east edge of the run of Maxwell Creek and continuing the same course, North 82 degrees 56 minutes 10 seconds West, 16.0 feet to the center of the run of Maxwell Creek, and runs thence; up and with the center of the run of Maxwell Creek, a general course of North 23 degrees West, chords totaling 937.5 feet to the point of beginning on the blind bridge.

Being that certain tract or parcel of land shown as "Second Tract" on that certain Deed to H. T. Brown as recorded in Book 411 at Page 397, of the Duplin County Registry, and also being the 30.91 acres, less State Highway Commission right of way 2.56 acres, netting **28.35 acres**, and designated "H. Tracy Brown Heirs" as shown on the map attached to Deed Book 995, Page 07, made a part of this Deed and being more fully described above. Being the same property conveyed to Charlize Estelle Bryan by deed recorded in Deed Book 1934, Page 986, Duplin Registry.

All or a portion of the property herein conveyed \_\_\_\_\_ does  X  does not include the primary residence of a Grantor.

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

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written, with the intention that this be a sealed instrument.

  
\_\_\_\_\_  
Charlize Estelle Martin (SEAL)


  
\_\_\_\_\_  
Kody Lyn Martin (SEAL)

STATE OF FLORIDA

COUNTY OF Bay

I, Rebecca Hamilton, a Notary Public, do hereby certify that CHARLIZE ESTELLE MARTIN AND KODY LYN MARTIN personally appeared before me this day and acknowledged the due execution of the foregoing Deed for the purposes therein expressed.

Witness my hand and notarial seal, this 07th day of September, 2025.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

