

Excise Tax \$830.00  
Parcel No.: 4214-11-0768-0000

Delinquent taxes, if any, to be paid by Closing Attorney to the Pender County Tax Collector upon disbursement of closing proceeds.

This instrument was prepared by: Bailey & Busby, PLLC - HAMPSTEAD OFFICE  
Return to: Grantee

Brief description for Index:

Lot 22, Block E, GREENWAY PLANTATION ESTATES

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 20th day of March, 2024, by and between:

**“GRANTOR”**

**Jeffrey A. Brann and wife, Karla H. Brann**  
3845 Overbrook Drive, APT J  
Columbia, SC 29205

**“GRANTEE”**

**Boonying Ratanavongse and husband, Udom Ratanavongse**  
309 Masters Lane  
Hampstead, NC 28443

*All or a portion of the property herein conveyed  includes or  does not include the primary residence of a 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.

Submitted electronically by "Bailey & Busby, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pender County Register of Deeds.

**WITNESSETH**

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 County of Pender, State of North Carolina, and more particularly described as follows:

**Lot 22, Block E as depicted on plat entitled "GREENWAY PLANTATION ESTATES", recorded in Map Book 12 at pages 64 through 66, to which reference is made for complete description.**

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 4622, Page 342, Pender County Registry.

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 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.

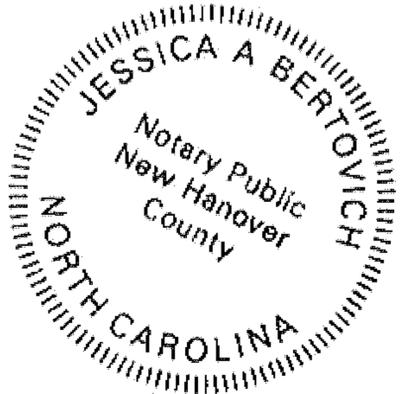
Title to the property hereinabove described is subject to the following exceptions:

- (1) Ad valorem taxes for 2024 and subsequent years;
- (2) General utility service easements and rights of way of record;
- (3) Matters shown on maps recorded in the local County Registry;
- (4) Applicable local, county, state or federal government laws or regulations relative to environment, zoning, subdivision, occupancy, use or construction of the subject property;

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

Jeffrey A. Brann  
Jeffrey A. Brann

Karla H. Brann  
Karla H. Brann

State of North Carolina	NOTARY SEAL:
County of Pender	
<p>I certify that the following person(s) 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: <u>Jeffrey A. Brann and wife, Karla H. Brann.</u></p> <p>Witness my hand and Official Seal on this Date shown.</p> <p><u>Jessica A. Bertouch</u> Date: <u>03/28/2024</u> Notary Public</p>	
	My Commission Expires: <u>09/12/2028</u>