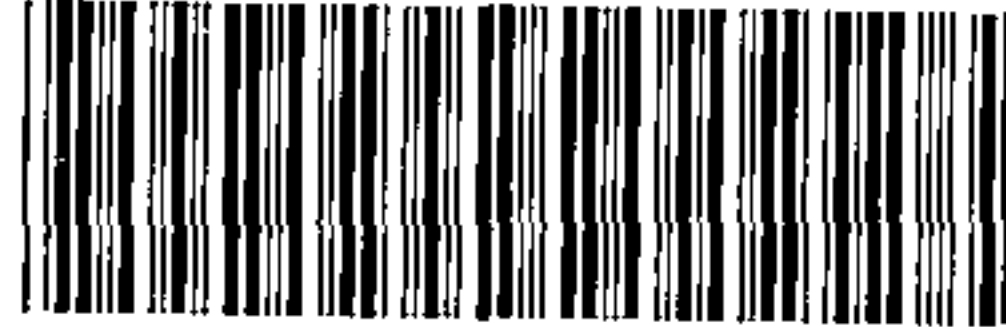


FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
April 14, 2021 01:04:16 PM
Book 2061 Page 30-32
FEE: \$26.00
NC REVENUE STAMP: \$1,248.00
INSTRUMENT # 2021002283

OK 2061 PG 030

BEAUFORT COUNTY LAND RECORDS
ROUTING FORM 54777
BB 4/9/2021
Land Records Official Date



STATE OF NORTH CAROLINA

INSTRUMENT # 2021002283

DEED

COUNTY OF BEAUFORT

KEITH D. HACKNEY, ATTORNEY AT LAW, WASHINGTON, NC 27889

This Deed, made the 9th day of April, 2021, by and between G. Bradford Davis, Trustee of the Howard W. Cadmus Revocable Trust dated April 14, 2005 of PO Box 724, Washington, NC 27889, Grantor and Aaron Christopher Smith and wife, Nicole Elfand Smith of 123 Riverview Drive, Washington, NC 27889, Grantee:

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 bargain, grant, sell and convey unto the Grantee in fee simple, all Grantor's interest in those certain tracts or parcels of land lying and being in Long Acre Township, Beaufort County, North Carolina and more particularly described as follows:

PARCEL 1:

Being all of Lot No. One Hundred Fifty Six (156) as the same is shown on that map of record in the office of the Register of Deeds of Beaufort County in Plat Cabinet C, Slide 380. The map heretofore referred to was prepared by W. Duke Woodlief, Registered Land Surveyor, and is dated September 6, 1985, and is identified by the following legend: "Lot layout for Pamlico Plantation Phase II." Further reference being made to deed dated August 30, 2004 of record in Deed Book 1413, Page 185, Beaufort County Registry, to which map and deed reference are herein made and incorporated for a more complete and detailed description. Further reference made to Deed Book 1542, Page 740, Beaufort County Registry.

PARCEL 2:

Being Lot 156 A as shown on survey dated July 29, 2006 entitled "Property of Howard Walter Cadmus" prepared by Hood Richardson, P.A., of record in Plat Cab. G, Slide 78-9, Beaufort County Registry, to which map reference is herein made and incorporated for a more complete and detailed description. Further reference made to Deed Book 1542, Page 744, Beaufort County Registry.

This Property IS NOT the primary residence of the Grantor.


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, subject, however to the following:

1. 2021 Beaufort County *Ad Valorem* taxes, prorated at closing.
2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
3. Non-compliance 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.
4. Information for preparation of this Deed was furnished by Grantor. Attorney makes no representations or warranties as to the status of this title or whether the land is encumbered by taxes, mortgages or other liens.

And the Grantor covenants with the Grantees, that Grantor has done nothing to impair such title as Grantor has received and Grantor will warrant and defend title to the same against the lawful claims of all persons claiming by, through, under, or on account of Grantor, as Trustee of the Howard W. Cadmus Revocable Trust dated April 14, 2005, and as Successor Trustee of the Howard W. Cadmus Revocable Trust dated April 14, 2005, insofar as it is the said Grantor's duty to do so by virtue of the said Grantor's office as Trustee and Successor Trustee as aforesaid, and no further.

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.

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

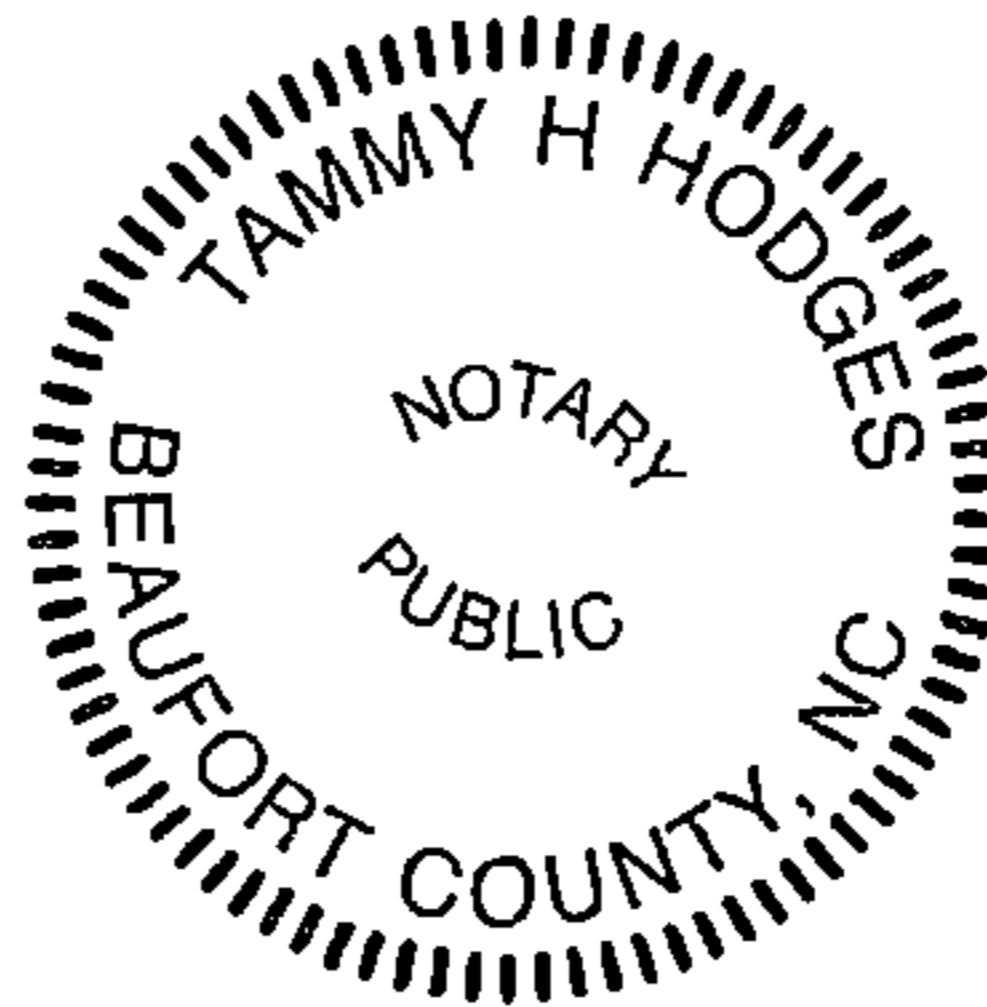

G. Bradford Davis, Trustee of the Howard W.
Cadmus Revocable Trust dated April 14, 2005

STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT

I, Tammy H. Hodges, a Notary Public of the County and State aforesaid, do hereby certify that G. Bradford Davis, as Trustee of the Howard W. Cadmus Revocable Trust dated April 14, 2005, personally appeared before me this day and acknowledged the due execution of this instrument.

Witness my hand and official stamp or seal, this 9th day of April, 2021.

Tammy H. Hodges
Notary Public
My Commission Expires: 3.5.2024



Will Mayo *[Signature]*