

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/1/2024 4:10:02 PM
Fee Amt: \$165.00 Page 1 of 2
Revenue Tax: \$139.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4548 PG 1 - 2

This instrument prepared by David A. Evans, Jr., P.O. Box 2548, Greenville, NC 27836. Delinquent taxes, if any, to be paid by S. Bryan Radford, a licensed North Carolina attorney and closing attorney to the county Tax Collector upon disbursement of closing proceeds. Return original to Radford.

NORTH CAROLINA

REVENUE STAMPS \$ 139.00

PITT COUNTY

WARRANTY DEED

PARCEL NUMBER 89663

THIS DEED, made this 25th day of July, 2024, by GARRIS-EVANS LUMBER COMPANY, a North Carolina corporation, whose mailing address is P.O. Box 2548, Greenville, NC 27836, GRANTOR, to SOUTHERN DEVELOPMENT GROUP, INC., a North Carolina corporation, GRANTEE, whose mailing address is P.O. Box 98415, Raleigh, NC 27624.

WITNESSETH:

THAT FOR AND INCONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the GRANTOR by the GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR has bargained and sold, and by these presents does bargain, sell and convey to the GRANTEE, its successors and assigns, that certain lot(s) or parcel(s) of land lying and being situate in Pitt County, North Carolina, and more particularly described as follows:

Lying and being in The City of Greenville, Pitt County, North Carolina and being all of Lot(s) 99 Mill Creek Subdivision, Phase 3, as shown on plat of record in Map Book.90, Page 47 of the Pitt County Registry.

This conveyance is made subject to those Restrictive Covenants recorded in Book 3861, Page 388, Pitt County Registry.

TO HAVE AND TO HOLD the above lands and all privileges and appurtenances thereto belonging to the GRANTEE, its successors and assigns, in fee simple forever.

AND, the GRANTOR, for itself, its successors and assigns, covenants to and with the GRANTEE, its successors and assigns, that it is seized of said premises in fee and has full right to convey the same in

Submitted electronically by "Connor Bunn Rogerson Woodard & Fleming, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pitt County Register of Deeds.

fee simple; that the same is free and clear of all encumbrances except easements, prohibitions or restrictive covenants of record, effect of any City or County ordinances that effect the use of the property, currant year ad valorem taxes which are to be prorated between Grantor and Grantee(s) at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that it will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever

When reference is made to the Grantor or Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN TESTIMONY WHEREOF, GARRIS-EVANS LUMBER COMPANY, a North Carolina corporation, has caused this instrument to be signed in its corporate name by its Vice President, all by proper corporate authority, this the day and year first above written.

GARRIS-EVANS LUMBER COMPANY,
a North Carolina corporation

BY: David A. Evans, Jr. (SEAL)
David A. Evans, Jr., Vice President

NORTH CAROLINA
PITT COUNTY

I, Rashidah White, Notary Public in for Pitt County and State, do hereby certify that DAVID A. EVANS, JR. appeared before me this day and acknowledged that he is, vice President of GARRIS-EVANS LUMBER COMPANY, a North Carolina corporation, and that he as vice President being authorized to do so executed the foregoing instrument for the purposes expressed therein on behalf of the corporation.

Witness my hand and seal, this 25th day of July, 2024.

Rashidah White
Notary Public

My Commission Expires: 12-19-2026

