

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 578.00

Parcel Identifier No. 4203-10-2463-0000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Kenneth Ording, P.C., 14210 NC Highway 50, Surf City, NC 28445

This instrument was prepared by: Kenneth Ording, P.C., 14210 NC Highway 50, Surf City, NC 28445

Brief description for the Index: LOT 84, Olde Point

THIS DEED made this 18th day of May, 2017, by and between

GRANTOR

GRANTEE

Kellsworth, L.L.C.
204 Battery Lane
Hampstead, NC 28443

Brian J. Both and wife, Jane C. Both

151 OLDE POINT RD
HAMPSTEAD NC 28443

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Hampstead, Topsail Township, Pender County, North Carolina and more particularly described as follows:

Being all of Lot 84 of Olde Point according to the map thereof recorded in Map Book 13 at Page 69 of the Pender County Registry, to which said map reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4586 page 25.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 13 page 69.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kellsworth, L.L.C. (SEAL)
 (Entity Name)
 By: [Signature] Print/Type Name: _____
 Print/Type Name & Title: Gary J. Hinrichs, Manager Print/Type Name: _____ (SEAL)
 By: _____ Print/Type Name: _____ (SEAL)
 Print/Type Name & Title: , Secretary Print/Type Name: _____
 By: _____ Print/Type Name: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Pender
 I, the undersigned Notary Public of the County or City of Pender and State aforesaid, certify that
Gary J. Hinrichs personally came before me this day and acknowledged that
he is the Manager of Kellsworth, L.L.C., a North Carolina or
corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of May, 2017.

My Commission Expires: 12-1-18 Notary Public
 (Affix Seal) Notary's Printed or Typed Name

P.A.

[Signature]
 Notary Public
 Notary's Printed or Typed Name

