

Delinquent taxes, if any, to be paid by the closing
Attorney to the PENDER County Tax Collector upon
Disbursement of closing proceeds

_____, Closing Attorney

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$480.00 Parcel Identifier No: 4234-46-1012-0000 & 4234-36-7431-0000
File No.: 23-1728

Mail after recording to Grantee
This instrument prepared by: Fisher & Berch, PLLC, Attorneys At Law

Brief Description for the index: LOT 28, PB 8/56, HORSE HAMMOCK

*****NO TITLE SEARCH REQUESTED OR PERFORMED BY PREPARING ATTORNEY*****

THIS DEED, made AUG. 21, 2023, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">BRIAN K. BROWN and spouse, SHERRY RYTER-BROWN</p> <p>Initials <u>BSB</u> Initials <u>SRB</u></p>	<p style="text-align: center;">PITA DEVELOPMENT LLC A North Carolina Limited Liability Company</p> <p style="text-align: center;">Mailing Address: 1131 S TOPSAIL DR SURF CITY, NC 28445</p>

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 situated in **PENDER** County, North Carolina and more particularly described as follows:

Submitted electronically by "J.C. Hearne, II, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pender County Register of Deeds.

BEING all of Lot 28, Section I of Horse Hammock Beach as shown on a map duly recorded in Map Book 8 at Page 56 of the Pender County Registry.

This does include the swamp behind for docks, etc.

SUBJECT to any and all Restrictions and Easements of record.

Pursuant to the provisions of North Carolina General Statutes § 105-317.2, this ___ is/ is not a conveyance of the Grantor's primary residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4455, Page 21, PENDER County Registry.

A map showing the above described property is recorded in Map Book 8, Page 56, 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. Liens for taxes, assessments and other governmental charges that are not yet due and payable;**
- 2. All general utility easements and restrictive covenants of record;**
- 3. Reservation of oil, gas, mineral or other subsurface rights of record if any;**
- 4. The provisions of all applicable zoning and land use ordinances, statutes and regulations;**
- 5. Any exceptions listed after the description.**

Initials

BKP

Initials

[Signature]

IN WITNESS WHEREOF, the 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.

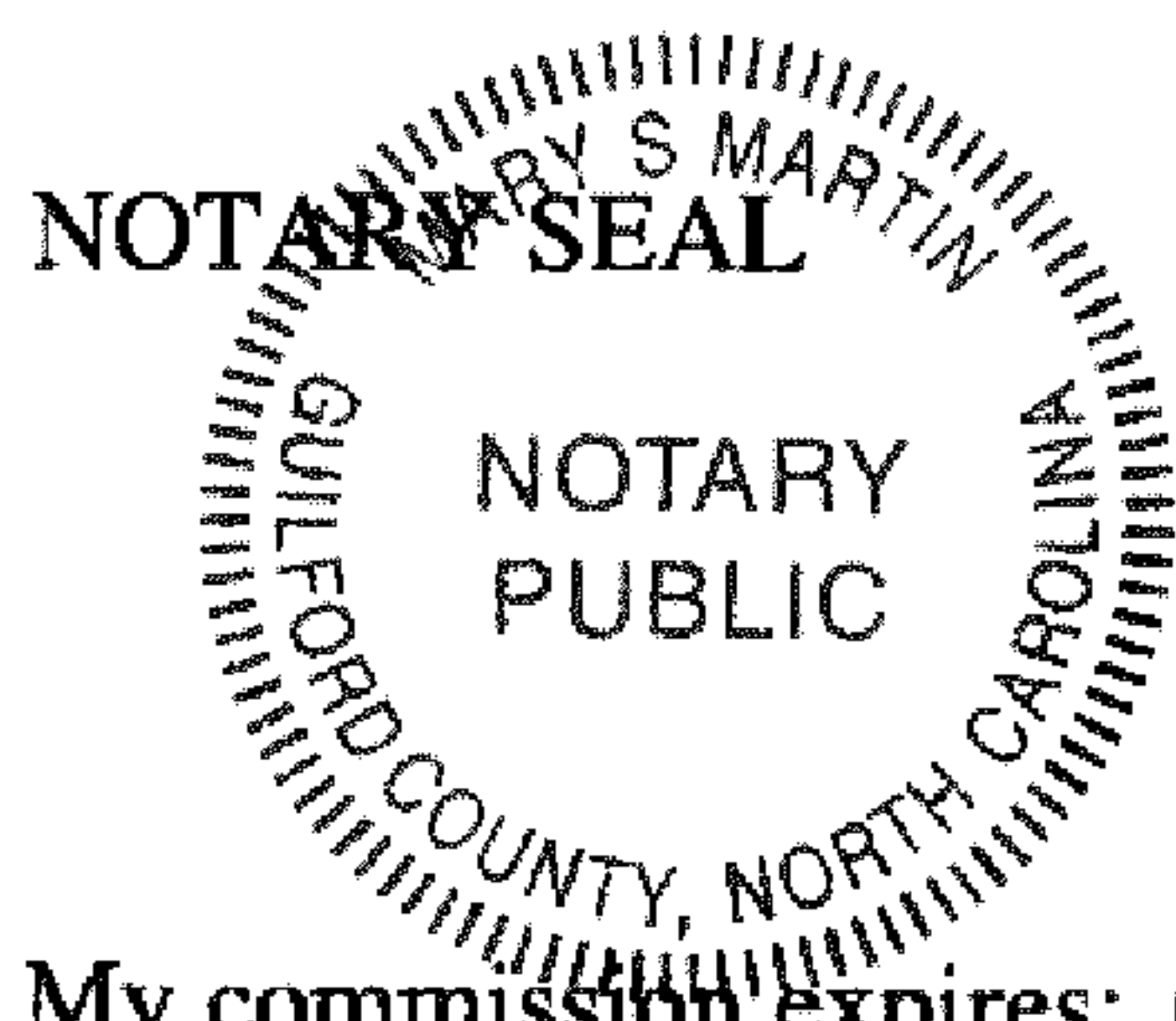
Brian K. Brown (SEAL)
BRIAN K. BROWN

Sherry Ryter-Brown (SEAL)
SHERRY RYTER-BROWN

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

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 above: **BRIAN K. BROWN** and spouse, **SHERRY RYTER-BROWN**.

This the 21 day of Aug., 2023.



Mary S. Martin
Notary Public

MARY S. MARTIN
Typed or printed name of notary