

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/9/2021 3:45:30 PM
Fee Amt: \$181.00 Page 1 of 4
Revenue Tax: \$155.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4116 PG 798 - 801

Excise Tax: \$155.00
PIN# #58248 & 51157

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Steven R. Jones, Attorney
Return to: GRANTEE

**Property address: 1105 C7 GROVEMONT DRIVE, GREENVILLE, NC 27834 &
3813 STERLING POINTE DRIVE, V9, WINTERVILLE, NC 28590**

THIS DEED made this 3RD day of June 2021 by and between:

GRANTOR	GRANTEE
<p>ESTRATEGY, LLC, a North Carolina Limited Liability Company</p>	<p>JAMES ARCEDIANO</p>
<p><u>10414 STALLION WAY BAHAMA, NC 27503</u></p>	<p><u>400 GLEN AVE. PALISADES PARK, NJ 07650</u></p>
<p>All or a portion of the property herein conveyed does ___ does not <u>X</u> include the primary residence of a GRANTOR. (N.C. Gen. Stat. § 105-317.2)</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, their heirs and assigns, in fee simple, all that certain lot or parcel of land situated in Arthur Township, Pitt County, North Carolina and more particularly described as follows:

Submitted electronically by The Jones Law Firm PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pitt County Register of Deeds.

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, their heirs and assigns, in fee simple forever.

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.

The property hereinabove described was acquired by GRANTOR(s) by instrument recorded in Book 3100, Page 808, and in Book 3685, Page 581 PITT County Registry.

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

Subject to ad valorem taxes for the current year (prorated through the date of Settlement); 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 to the provisions of all applicable unviolated covenants, conditions or restrictions that do not materially affect the value of the subject property and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed in the appropriate company name by its duly authorized general member(s) or manager(s), on this day and year first above written.

ESTRATEGY, LLC

BY: Kimberly A. Hodges
KIMBERLY A. HODGES, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Jerrri Roberson, a Notary Public in and for the aforesaid County and State do hereby certify that KIMBERLY A. HODGES personally came before me this day and acknowledged that he/she is the Member/Manager of ESTRATEGY, LLC, a Limited Liability Company, and that he/she as Member/Manager, being authorized to do so, voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal, this the 3 day of June, 2021.

Jerrri Roberson
Notary Public

Jerrri Roberson
(Typed/printed name of notary)

My Commission Expires: September 18, 2022

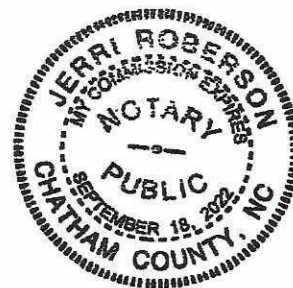


EXHIBIT "A"

TRACT 1:

Lying and being in the City of Greenville, Winterville Township, Pitt County, North Carolina and being all of Unit 9, Building V, Sterling Pointe Townhomes, Section Two as appears on map of record in Map Book 49, Page 1, Pitt County Registry.

The above lands are conveyed subject to those Declarations of Covenants, Conditions and Restrictions applicable to Sterling Pointe Townhomes, Section Two dated October 15, 1997, which duly appears of record in Book 765, Page 338 in the Pitt County Registry, reference to which is directed for a detailed recital of the same, reference to which is made for the purpose of incorporating the same in this instrument as if copied herein word for word.

Grantee herein accepts membership in Sterling Pointe Townhomes, Section Two, Homeowners Association, Inc., acknowledges receipt of copy of the Charter and By-Laws of such corporation and agrees to be bound by all the provisions of the same.

The Charter of said corporation is filed in the Office of the Secretary of State of North Carolina, and the By-Laws of said corporation are duly recorded in Book 765, Page 352 in the Pitt County Registry.

The fee title to any lot described as bounded by a street, lane, walkway, park, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of Sterling Pointe Townhomes, Section Two as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to Sterling Pointe Townhomes, Section Two, Homeowners Association, Inc. for the common enjoyment of all of the residents in Sterling Pointe Townhomes, Section Two.

TRACT 2:

Lying and being in Greenville Township, Pitt County, North Carolina and being all of Unit "C-7" as shown on that map entitled "Westpointe Townhomes" prepared by Rivers and Associates, Inc., and appearing of record in Map Book 41, Page 27 of the Pitt County Public Registry.

The above property is conveyed subject to Declaration of Covenants, Conditions and Restrictions applicable to Westpointe Townhomes, dated July 1, 1992, which duly appears of record in Book 372, Page 88 in the Pitt County Registry, reference to which is directed for a detailed recital of the same, reference to which is made for the purpose of incorporating the same in this instrument as if copied herein word for word.

...old property having been previously conveyed to Grantor by instrument(s) recorded in Book 1793, Page 541.