

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 9/23/2022 10:36:34 AM  
Fee Amt: \$66.00 Page 1 of 5  
Revenue Tax: \$40.00  
Pamlico, NC  
Lynn H. Lewis Register of Deeds

**BK 704 PG 856 - 860**

Excise Stamps: \$40.00

If checked, the property includes the primary residence of at least one of the parties depicted as grantor. (N.C. Gen. Stat. § 105-317.2)

NORTH CAROLINA

PAMLICO COUNTY

WARRANTY DEED

THIS DEED, made and entered into this 13th day of September, 2022, by and between CORNELIUS M. SKEAHAN and wife, MARCI ELLEN SKEAHAN, 152 Scarlett Drive, Commack, New York 11725, hereinafter called "grantors", and PJs REAL ESTATE LLC, a North Carolina limited liability company, Post Office Box 133, Clayton, North Carolina 27528, hereinafter called "grantee";

W I T N E S S E T H:

That grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said grantee and its successors and assigns, a certain lot or parcel of land in the Number Five (5) Township, Pamlico County, North Carolina, particularly described as follows:

SEE THE ATTACHED EXHIBIT A

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Prepared by HOLLOWELL & HOLLOWELL  
Attorneys at Law  
Bayboro, North Carolina 28515

Submitted electronically by "Delamar & Delamar, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pamlico County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said grantee and its successors and assigns, in fee simple forever.

And grantors, for themselves, their executors and administrators, covenant with grantee and its successors and assigns, that they is seized of said premises in fee; that they have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

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Prepared by HOLLOWELL & HOLLOWELL  
Attorneys at Law  
Bayboro, North Carolina 28515

C. M. Skeahan (SEAL)  
CORNELIUS M. SKEAHAN

STATE OF New York  
COUNTY OF Nassau

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: CORNELIUS M. SKEAHAN

Date: 9/17/22


Alec Gliner  
Notary Public

ALEC GLINER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01GL6430656  
Qualified in Nassau County  
My Commission Expires 03-21-2026

My commission expires: 3/21/26

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Prepared by HOLLOWELL & HOLLOWELL  
Attorneys at Law  
Bayboro, North Carolina 28515

 (SEAL)  
MARCI ELLEN SKEAHAN

STATE OF NEW YORK  
COUNTY OF SARATOGA

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: MARCI ELLEN SKEAHAN

Date: 9/17/2022

  
Notary Public

My commission expires: 02/27/2025

Matthew S. Cross  
Notary Public - State of New York  
No. 01CR6355219  
Qualified in Saratoga Co.  
My Commission Exp. 02/27/2025

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Prepared by HOLLOWELL & HOLLOWELL  
Attorneys at Law  
Bayboro, North Carolina 28515

## EXHIBIT A

### LEGAL DESCRIPTION

All that certain lot or parcel of land lying and being situate in Number Five Township, Pamlico County, North Carolina, and being more particularly described as follows:

Being all of Lot No. Seventy (70), as the same is shown and delineated on a Map of "Final Plan of SHINE LANDING", said Map being recorded in Plat Cabinet A, Slides 133-7 through 133-12, Pamlico County Registry, reference to said Map being hereby made for a more perfect description of said property.

THIS CONVEYANCE IS MADE SUBJECT to those certain restrictive and protective covenants recorded in Book 392, Page 517, Pamlico County Registry.

Also conveyed is Boat Slip #4 as shown on the map entitled "Proposed 40 Slip Marina of Lot 32 Final Plan of SHINE LANDING" recorded in Plat Cabinet A, Slides 136-9 and 136-10, Pamlico County Registry.

TOGETHER WITH an undivided one-fortieth (1/40) interest in Lot Number 32, as shown on the map entitled "Proposed 40 Slip Marina of Lot 32 Final Plan of SHINE LANDING" as shown on that map of record in Plat Cabinet A, Slides 136-9 and 136-10, Pamlico County Registry.

Lot 32, Shine Landing, is subject to the following covenants that run with the land:

There is built on Lot 32, a pier to provide forty (40) boatslips, the owner of each slip to have the exclusive use of said slip. The use each owner makes of the pier shall be such that it does not interfere with the use of any other owner of the pier. All owners shall be equally responsible for the maintenance, use, upkeep and replacement of said pier and any owner can enforce this obligation against any other in any court of competent jurisdiction in Pamlico County, North Carolina. If any owner, owner's agent, servant, employee, tenant, or relative causes damage to the pier, such damage shall be the sole responsibility of that owner who shall be responsible for all necessary repairs or replacement. This obligation shall likewise be enforceable by any other owner in any court of competent jurisdiction in Pamlico County, North Carolina.

Any improvements constructed on Lot 32 must conform to the restrictive covenants on Shine Landing Subdivision.

The ownership of the fractional interest in Lot 32 may not be further reduced and the taxes on said lot shall be paid on a prorata basis and when due. This obligation may be enforced in the same manner as earlier provided for maintenance and damage repairs.

The fractional ownership interest in Lot 32 and the boatslip is an appurtenance to ownership of a lot in Shine Landing and may be sold and transferred only to a lot owner in Shine Landing. In the event a fractional owner of Lot 32 and boatslip sells, conveys or transfers owner's lot in The Shine Landing, owner must first or contemporaneously transfer the boatslip and fractional interest in Lot 32 to another owner in Shine Landing or the transferee of owner's lot. Failure to so specifically convey said fractional interest and boatslip shall result in the same being deemed conveyed, sold and transferred as an appurtenance of owner's lot.