

Recorded: 03/15/2018 02:08:09 PM  
BY: SHAREE WILDER  
Vanzolla McMurrin, Register of Deeds  
Dare County, NC

Fee Amt: \$26.00 NC Excise Tax: \$0.00

BOOK 2225 PAGE 134 (6)

700050031

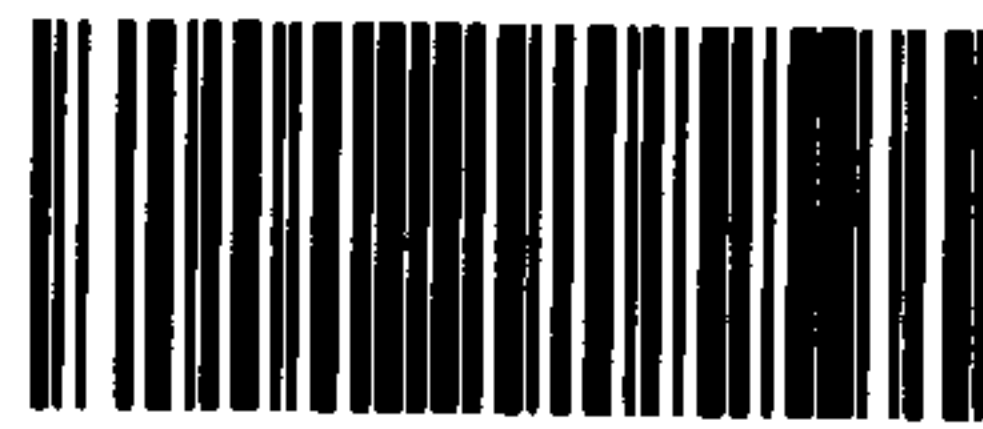


EXHIBIT  
DARE COUNTY TAX  
COLLECTOR

NO. 863-18 / 10

Space Above This Line For Recording Data

## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by W. Brock Mitchell, Attorney  
Return to Hornthal, Riley, Ellis & Maland, LLP  
HREM File No. 30659-1.WBM

Excise Tax: \$0.00 Parcel No. 000478001 PIN: 988517111623 (Lot on West Aycock Street, Kill Devil Hills, NC)  
Transfer Tax: \$0.00 Parcel No. 004760000 PIN: 988312964064 (1300 S. Croatan Highway, Kill Devil Hills, NC)

State of North Carolina, County of Dare

**THIS GENERAL WARRANTY DEED** made this 21 day of February, 2018, by and between **Carolina Harbor Properties, LLC**, a Virginia limited liability company, whose mailing address is 109 Currituck Commercial Drive, Moyock, North Carolina 27958 (hereinafter referred to as "Grantor"), and **Carolina Harbor Properties of NC, LLC**, a North Carolina limited liability company, whose mailing address is 145-C Rich Boulevard, Elizabeth City, North Carolina, 27909 (hereinafter referred to as "Grantee"):

### WITNESSETH:

That the Grantor has given, granted, transferred, and conveyed, and by these presents does hereby give, grant, transfer, and convey unto said Grantee, Grantee's successors and assigns, all of that certain piece, parcel, or tract of land situate, lying and being in Dare County, State of North Carolina, and being more particularly described as follows:

*See Exhibit A attached hereto.*

*Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.*

*This document was prepared by W. Brock Mitchell, a licensed North Carolina attorney, without title search, closing or tax advice. Delinquent taxes if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.*

*This is a transfer to a commonly owned entity, therefore, no transfer taxes or revenue stamps are triggered by said conveyance.*

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee, Grantee's successors and assigns forever.

AND THE SAID GRANTOR COVENANTS to and with said Grantee, Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple, and that said lands and premises are free from any and all encumbrances, except as set forth herein, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, with the exception of the following:

*Deeds of Trust of record, ad valorem taxes for the year 2018 and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.*

IN WITNESS WHEREOF, the Grantor has duly executed and sealed this document, this the day and year first above written.

**[REMAINDER OF PAGE INTENTIONALLY BLANK –  
SIGNATURE(S) ON FOLLOWING PAGE(S)]**

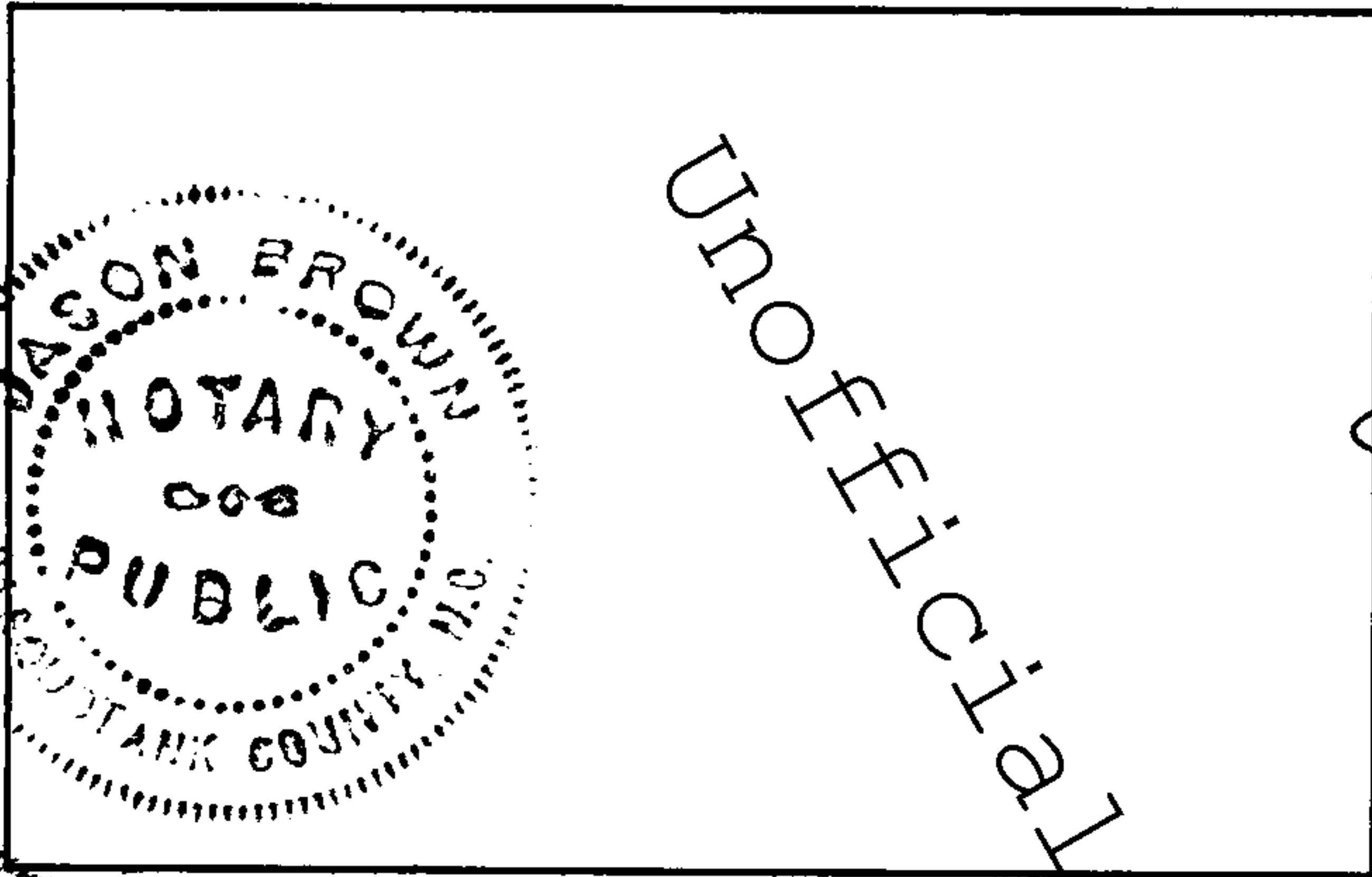
Carolina Harbor Properties, LLC, a Virginia limited liability company

Eddie H. Strickland (SEAL)  
Eddie H. Strickland, Member/Manager

State of North Carolina, County of Pasquotank

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Eddie H. Strickland, Member/Manager of Carolina Harbor Properties, LLC, a Virginia limited liability company**

Date: February 14, 2018.



Notary seal or stamp must appear within this box.

Jason Brown Pasquotank NC  
Notary Public  
Type or Print Name: Jason Brown  
My Commission Expires: Feb. 4, 2022

UNOFFICIAL Document

UNOFFICIAL Document

UNOFFICIAL Document

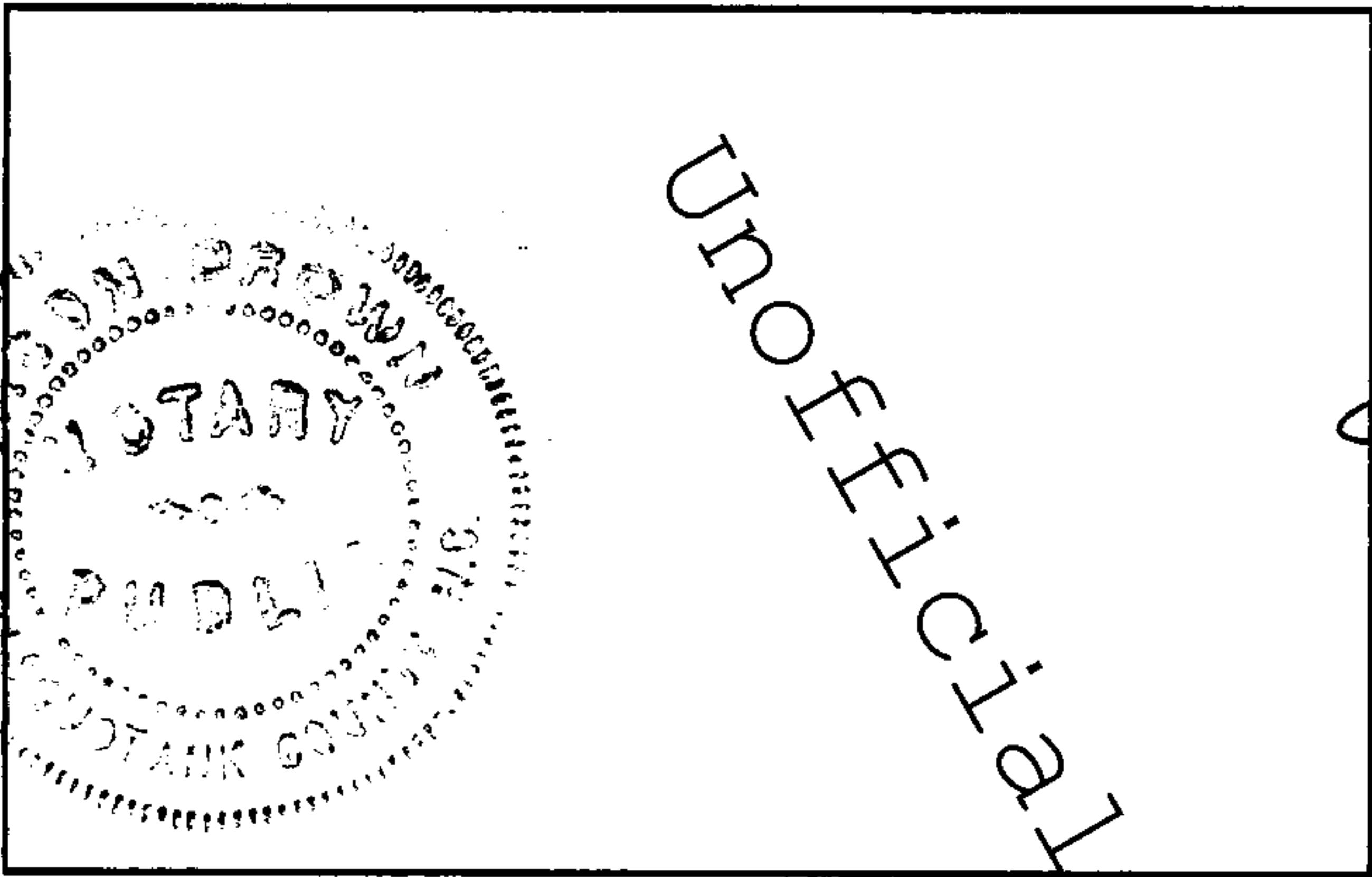
Carolina Harbor Properties, LLC, a Virginia limited liability company

Luther B. Staples, Jr. (SEAL)  
Luther B. Staples, Jr., Member/Manager

State of NC, City/County of Pasquotank

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
**Luther B. Staples, Jr., Member/Manager of Carolina Harbor Properties, LLC, a Virginia limited liability company**

Date: February 22, 2018.



Notary seal or stamp must appear within this box.

Jason Brown  
Notary Public  
Type or Print Name: Jason Brown  
My Commission Expires: Feb. 4, 2022

J:\REAL ESTATE\CLIENTS\Carolina Harbor Properties OF NC. 30659-1.real estate\Deed.Dare.wpd



**EXHIBIT A**

**Parcel One:**

**Parcel No. 000478001 PIN: 988517111623 (Lot on West Aycock Street, Kill Devil Hills, NC)**

Beginning at a found iron rod in the Westerly Margin of the 150' Right of Way of U.S. Highway 158 By-Pass; which said iron rod marks the intersection of the Northern Right-of-Way of Aycock Street (60' Right-of-Way) and the Western Right-of-Way of U.S. Highway 158 By-Pass (150' Right-of-Way); thence from said point of beginning and running along the Northern Margin of the 60' Right of Way of Aycock Street South 69 15' 04" West 210.56 feet to a found iron rod; thence continuing along Aycock Street South 69 15' 00" West 25.00 feet to a found broken concrete monument, which said monument is located South 69 15' 00" West 125.00 feet from a found concrete monument; thence cornering and running North 20 45' 00" West 100.00 to a found iron rod; thence North 21 22' 43" West 98.12 feet to a found iron pin; thence cornering and running along Southern Margin of the 60' Right of Way of Walker Street North 68 18' 18" East 129.30 feet to a found concrete monument; thence continuing along Walker Street North 70 34' 28" East 109.83 feet to a chisel hole found in concrete; which said point marks the intersection of the Southern Right-of-Way of Walker Street (60' Right-of-Way) and the Western Right-of-Way of U.S. Highway 158 By-Pass (150' Right-of-Way); thence cornering and running along the Western Margin of the 150' Right of Way of U.S. Highway 158 By-Pass South 20 02' 37" East 97.50 feet to a found concrete monument; thence continuing along U.S. Highway 158 By-Pass South 20 02' 37" East 100.55 feet to the point and place of beginning, this being the same parcel described on that survey entitled in part, "Survey For Staples/Strickland Partnership," prepared by Robert S. Rogers, Professional Land Surveyor, dated April 28, 2004, which said survey is attached to that deed recorded in Deed Book 1566, Page 445, of the Dare County Public Registry.

**Parcel Two:**

**Parcel No. 004760000 PIN: 988312964064 (1300 S. Croatan Highway, Kill Devil Hills, NC)**

Beginning at an iron pin or other marker located in the west margin or right of way of US Highway 158 By-Pass, said Highway having a right of way of 150 feet at this point; said point of beginning being also located in the south margin of Atlantic Street, said Atlantic Street having a right of way of 42 feet at this point; said point of beginning being also located at the intersection of Atlantic Street with U.S. Highway 158 By-Pass; thence from said point of beginning along the west margin of U.S. Highway 158 By-Pass, thence from said point of beginning along the west margin of U.S. Highway 158 By-Pass, South 18 deg. 06 min. 37 sec. East 150 feet to an iron pin or other marker located in an extension of north line of said Lot Number 14, Block N, Kill Devil Beach Subdivision, Map Book 1, Page 174, Dare County Registry; thence along the north line of said Lot Number 14, or an extension thereof, South 72 deg. 00 min. West 154.28 feet to an iron pin or other marker located in the east margin of Kitty Hawk Avenue, thence along the east margin or right of way of said

Kitty Hawk Avenue, North 18 deg. 00 min. 150.0 feet to an iron pin located in the south margin of said Atlantic Street; thence along the south margin of said Atlantic Street North 72 deg. 00 min East 153.97 feet to the point and place of beginning.

This being Lots Number 3, 4 and 5, Block N, Kill Devil Beach Subdivision, Map Book 1, Page 174, Dare County Registry, together with an additional parcel located between U.S. Highway 158 By-Pass and Lot Number 3, Block N, in said Kill Devil Beach Subdivision.

J:\REAL ESTATE\CLIENTS\Carolina Harbor Properties OF NC. 30659-1.real estate\Decd.Dare.wpd

Unofficial Document

Unofficial Document

Unofficial Document