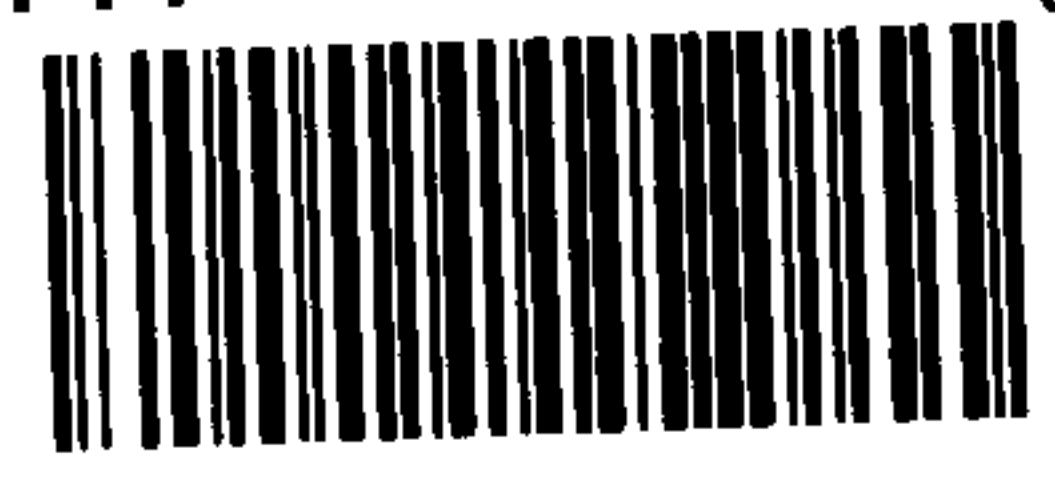


465699



**PASQUOTANK COUNTY**

Deed number 21-925  
Transfer tax \$ 0  
Delinquent tax \$ 0  
NS  
Pasquotank County Assessor's Office

This document presented and filed:  
07/22/2021 04:23:28 PM

*Clementine White*  
CLEMENTINE WHITE, Pasquotank County, NC  
Excise Tax: \$691.00

Prepared By : William G. Burgin, III (w/out title examination)  
Tuggle Duggins P.A.  
P O Box 2888  
Greensboro, NC 27402

NORTH CAROLINA

Excise Tax \$691.00

PASQUOTANK COUNTY

**SUBSTITUTE TRUSTEE'S DEED**

THIS SUBSTITUTE TRUSTEE'S DEED, made this the 22<sup>nd</sup> day of July, 2021, by John S. Morrison, Substitute Trustee, to NORTHEASTERN NORTH CAROLINA PROPERTIES, LLC, a Virginia limited liability company, 6001 Harbour View Blvd. Suffolk, VA 23435 ("Grantee").

**WITNESSETH:**

WHEREAS, Arthur Tyrone Felton (aka Arthur T. Felton, Sr.) and wife, Angela J. Felton (the "Grantor") made and executed to TBNCT, LLC, Original Trustee, for the benefit of The TowneBank (the "Beneficiary"), a Deed of Trust dated April 29, 2016, and recorded in Book 1253, Page 68, as modified by Amendment to Deed of Trust recorded in Book 1281, page 247 in the Office of the Register of Deeds of Pasquotank County, North Carolina (collectively, the "Deed of Trust"), upon the lands hereinafter described (the "Property"); and

WHEREAS, TowneBank is now the owner and holder of the note evidencing the entire indebtedness secured by the Deed of Trust; and

WHEREAS, the Borrower failed to comply with the terms of the Deed of Trust; and

WHEREAS, John S. Morrison was duly appointed Substitute Trustee by instrument recorded in the Office of the Register of Deeds of Pasquotank County, North Carolina in Book 1397, Page 470; and

WHEREAS, John S. Morrison, Substitute Trustee, in compliance with the terms of the Deed of Trust, exposed the Property to public sale to the highest bidder, after due advertisement, on the 21<sup>st</sup> day of June, 2021, at the courthouse door in Pasquotank County, North Carolina when and where Grantee became the last and highest bidder at the sum of Three Hundred Forty Five Thousand Eighty and 51/100 Dollars (\$345,080.51).

NOW THEREFORE, for and in consideration of the premises and the sum of Three Hundred Forty Five Thousand Eighty and 51/100 Dollars (\$345,080.51), in hand paid to John S. Morrison, Substitute Trustee, by the Grantee, the receipt whereof is hereby acknowledged, John S. Morrison, Substitute Trustee, does by these presents hereby sell and convey unto the Grantee and its successors and assigns forever, the following lots or parcels of land lying in the County of Pasquotank, and State of North Carolina:

**Being all that certain tract or parcel of land shown and delineated as "TRACT 2, 2.35 ACRES, 102,486 SQ. FT." on that certain plat prepared by Scott L. Temple, Professional Land Surveyor, dated October 15, 2007, entitled in part "Recombination Survey for W.W. Owens & Sons Moving & Storage, Inc.", recorded in Map Book 46, Page 38, Pasquotank County Registry.**

**Also conveyed herewith are nonexclusive easements for ingress and egress in and to the "25' ACCESS EASEMENT" and the "20' CROSS ACCESS EASEMENT" as described, delineated and designated on the plat or survey referenced hereinabove. Subject however to the rights of the owner of Tract 1 as shown on the aforementioned plat to nonexclusive easements for ingress, egress and regress in and to the "25' ACCESS EASEMENT" and the "20' CROSS ACCESS EASEMENT" as described, delineated and designated on the plat or survey referenced hereinabove. It is the intent of this provision to provide the owners of "TRACT 1, 1.65 ACRES, 72,009 SQ. FT." and "TRACT 2, 2.35 ACRES, 102,486 SQ. FT." as designated on said plat or survey a mutual and perpetual nonexclusive right of ingress, egress and regress in and to those portions of said tracts or parcels designated as "25' ACCESS EASEMENT" and "20' CROSS ACCESS EASEMENT" on said plat or survey.**

Parcel ID 891416838786 / Map: P144-1A

The address for the property is 108 E. Ward Street, Elizabeth City, North Carolina.

This conveyance is made subject to ad valorem taxes, any prior deed of trust, and any special assessments which are a lien against the premises.

TO HAVE AND TO HOLD the Property, with all the appurtenances thereunto belonging or in any way appertaining, unto the Grantee, its successors and assigns, in as full and ample a manner as Substitute Trustee has power to convey the same;

Reference is hereby made to Pasquotank County Foreclosure Proceeding No. 21 SP 26 conducted by the Substitute Trustee before the Clerk of Superior Court, Special Proceedings, Pasquotank County, North Carolina.



IN TESTIMONY WHEREOF, John S. Morrison, Substitute Trustee has hereunto set its hand and seal.

Substitute Trustee:

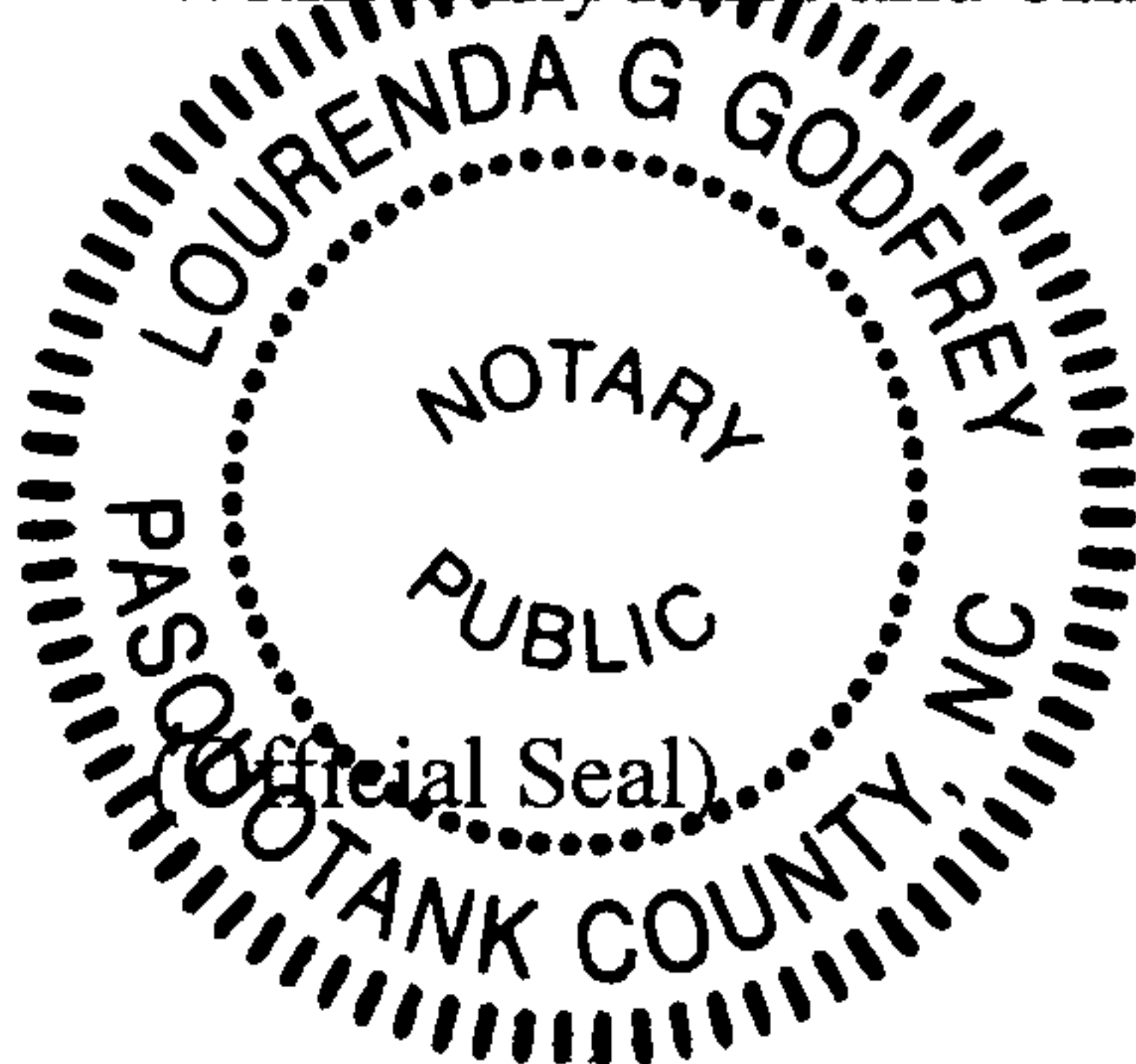
*John S. Morrison* (SEAL)  
John S. Morrison

NORTH CAROLINA

COUNTY OF PASQUOTANK

I, Laurenda G. Godfrey, a Notary Public for Pasquotank County, North Carolina, do hereby certify that John S. Morrison, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22<sup>nd</sup> day of July, 2021.



*Laurenda G. Godfrey*  
Notary Public  
Notary's Printed Name: Laurenda G. Godfrey  
My Commission Expires: May 17, 2024