



PASQUOTANK COUNTY

Deed number 19-573
Transfer tax \$ 2240.00 pd S33
Delinquent tax \$ -0-
Pasquotank County Assessor's Office

This document presented and filed:
06/12/2019 03:35:40 PM

Clementine White
CLEMENTINE WHITE, Pasquotank County, NC
Excise Tax: \$448.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 891305293079 Verified by County on the day of 20
By:

Mail/Box to: Herbert T. Mullen, Jr., 101 E. Elizabeth Street, Elizabeth City, NC 27909

This instrument was prepared by: G. Elvin Small, III, 607 E. Main Street, Elizabeth City, NC 27909

Brief description for the Index: PARCEL AT 1409 W. CHURCH ST., ELIZABETH CITY

THIS DEED made this 10th day of June, 2019, by and between

GRANTOR
KEYS LOCKSMITH, INC., a North Carolina Corporation
1046 Scott Road
Elizabeth City, NC 27909

GRANTEE
RONALD JAMES STEVENS
2212 W. Church Street
Elizabeth City, NC 27909

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Elizabeth City, Elizabeth City Township, Pasquotank County, North Carolina and more particularly described as follows:

See Attached Exhibit A for description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 841 page 847. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 381 page 197.

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, other than the following exceptions:

SEE EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT A.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

KEYS LOCKSMITH, INC. _____ (SEAL)

By: Fred Ploeger (Entity Name) Print/Type Name: _____

Print/Type Name & Title: FRED PLOEGER, JR., President _____ (SEAL)

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

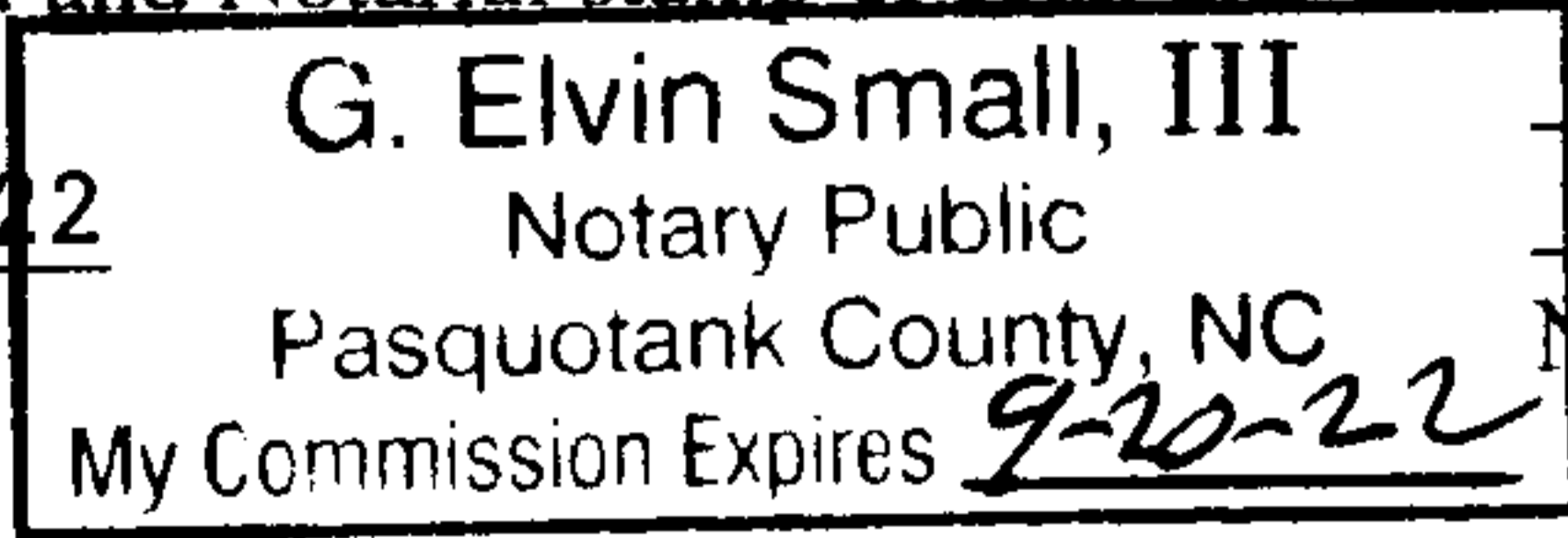
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Pasquotank

I, the undersigned Notary Public of the County or City of Pasquotank and State aforesaid, certify that FRED PLOEGER, JR. personally came before me this day and acknowledged that he is the President of KEYS LOCKSMITH, INC., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 10th day of June, 2019.

My Commission Expires: Sep. 20, 2022 (Affix Seal) G. Elvin Small, III Notary Public
G. Elvin Small, III Notary Public
Notary's Printed or Typed Name



ATTACHMENT**EXHIBIT A**

Being all that certain lot or parcel of land, together with all improvements thereon, shown and delineated on map entitled in part "B. F. MARTIN, JR. & JEAN E. MARTIN" dated March 16, 1977, by S. Elmo Williams, Registered Surveyor, which map is recorded in Deed Book 381, Page 197, Pasquotank County Registry, and is by reference incorporated herein and made a part of this instrument for a more complete description of the lands hereby conveyed.

TOGETHER WITH AND THERE IS ALSO CONVEYED HEREBY an easment for water lines presently standing across adjoining properties, which easement is more particularly described and referred to in deed dated March 24, 1977 from Party Time Beverages, Inc., et al. to Little Mint of Elizabeth City, Inc., of record in Deed Book 581, Page 205, Pasquotank County Registry, and in deed dated March 24, 1977 from Party Time Beverages, Inc. et al. to James R. Hardee et ux, of record in Deed Book 581, Page 213, Pasquotank County Registry.

Said property is located at 1409 W. Church Street and is designated PIN No. 891305293079 (Map No. 72-E-7D) in the Pasquotank County Tax Office.

And being the same property conveyed to Keys Locksmith, Inc. under deed recorded in Deed Book 841, Page 847, in the Pasquotank County Registry.

The aforesaid property is conveyed subject to ad valorem taxes for the current year 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.