
Doc No: 215585
Recorded: 12/01/2022 12:39:12 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$150.00
Camden County North Carolina
Tammie Krauss, Register of Deeds
BK 431 PG 444 - 446 (3)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 02.8934.01.18.8282.0000 Verified by Camden County on
the 15th day of December, 20 22 By: 485-23 \$75,000.00 / \$750.00 Cam

Mail/Box to: THOMPSON & PUREZA, PA

This instrument was prepared by: THOMPSON & PUREZA, P.A., 101 West Main Street, Elizabeth City,
NC 27909 (2022-643)

Brief description for the Index: 142-144 US Hwy 158 W

No delinquent taxes - ADX - 12/01/2022

THIS DEED made this 18th day of November, 2022, by and between

GRANTOR	GRANTEE
KNOWLES PROPERTY SOLUTIONS LLC, A North Carolina limited liability company, 319 Ivy Neck Road Camden, NC 27921	DEREK HOCKETT 108 Trevor Way Moyock, NC 27958

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 or parcel of land situated in Courthouse Township, Camden County, North Carolina, and more particularly described as follows:

See "EXHIBIT A" attached hereto and made a part hereof.

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

This document was prepared by David R. Pureza, a licensed North Carolina attorney, without title examination, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 429, Page 196.

A map showing the above-described property is recorded in Map Book 7, Page 124.

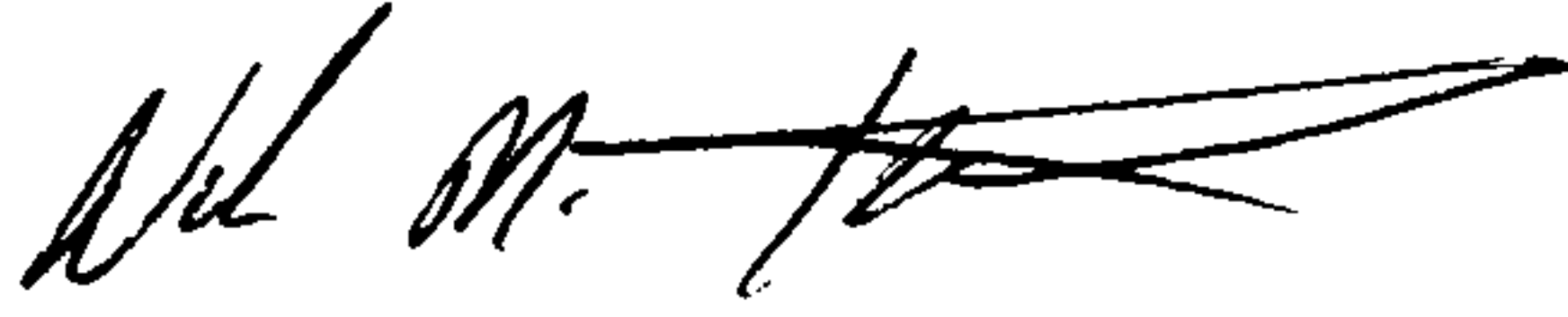
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Ad valorem taxes for the current and subsequent years
Easements, restrictions and rights-of-way of record

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

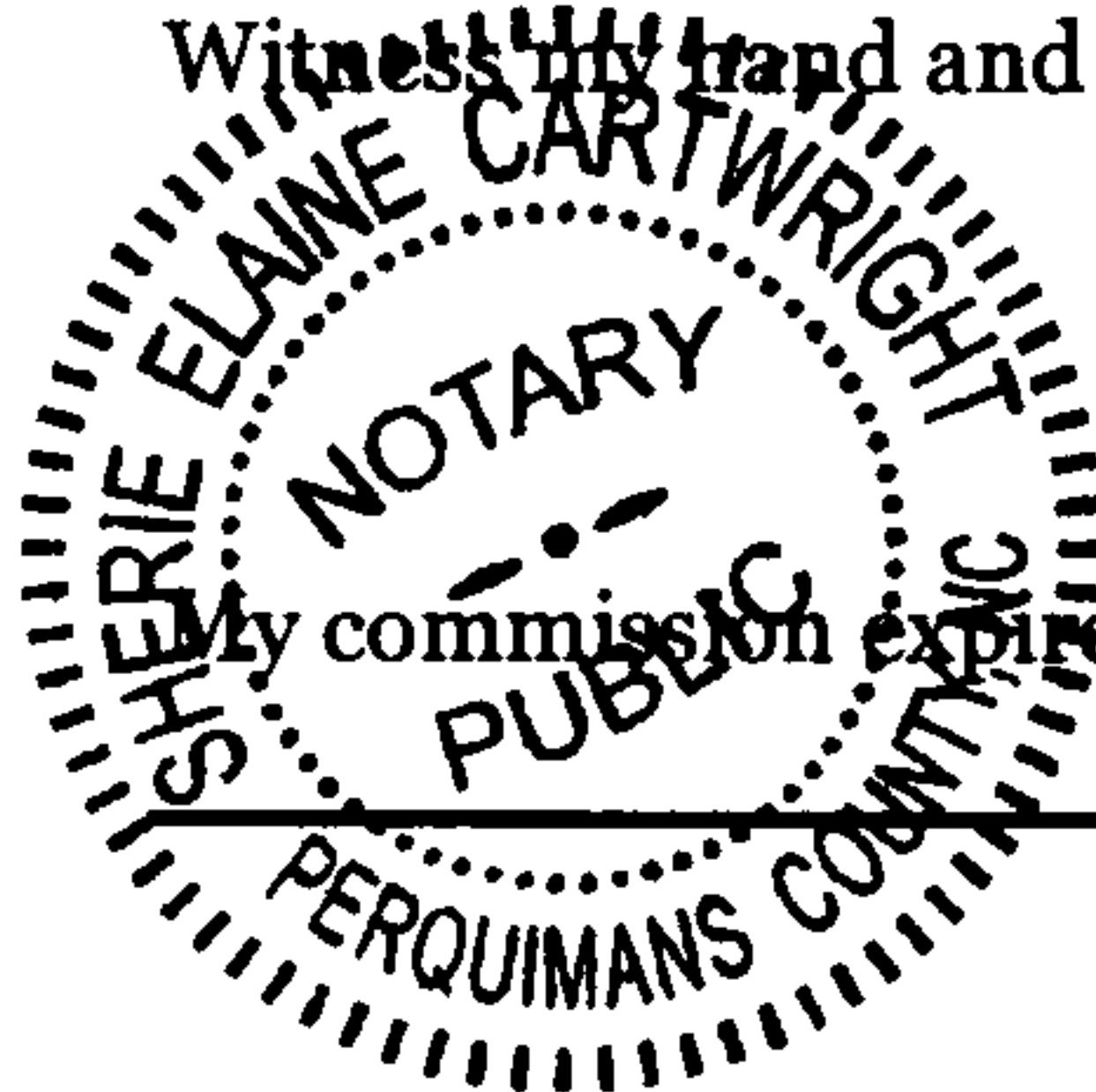
KNOWLES PROPERTY SOLUTIONS LLC.,
A North Carolina limited liability company

By:  (SEAL)
NOAH MICHAEL-LEE KNOWLES

NORTH CAROLINA, PASQUOTANK COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that NOAH MICHAEL-LEE KNOWLES personally came before me this day and acknowledged that he is Member/Manager of KNOWLES PROPERTY SOLUTIONS LLC, a NORTH CAROLINA limited liability company, and that he, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official stamp or seal, this 11 / 30 / 2022




My commission expires: 7 / 14 / 2024  Notary Public

EXHIBIT A

Beginning at a point, said point being presently designated by a chisel point in concrete, said point of beginning being North 15° 21' 37" East 524.50 feet from NCGS Monument "Signal" and from said point of beginning; thence North 70° 52' 14" West 149.10 feet to a point; thence South 16° 50' 13" East 94.14 feet to a point; thence South 70° 44' 06" West 69.44 feet to a point; thence North 39° 49' 23" West 170.85 feet to a point; thence North 77° 37' 12" West 73.91 feet to a point; thence North 80° 48' 18" East 164.36 feet to a point; thence North 19° 11' 15" West 197.46 feet to a point; thence North 44° 36' 53" East 40.91 feet to point; thence North 15° 54' 41" West 33.68 feet to a point; thence South 72° 10' 30" East 353.63 feet to a point, said point being presently designated by a right-of-way monument and being located on the Western right-of-way of US Highway 158; thence continuing along the same South 19° 21' 49" West 174.11 feet to a point, said point being presently designated by a right-of-way monument; thence South 22° 28' 06" West 91.61 feet to a point, being the said point and place of beginning.

The above described tract or parcel of land is subject to a 15 foot easement as recorded in Deed Book 189 at Page 42 of the Camden County Public Registry

The above described tract or parcel is depicted on that certain map or plat entitled "Survey for Rita W. Gregory", prepared by Edward T. Hyman, Jr., Registered Surveyor, dated December 27, 2010 and recorded in Map Book 7 at Page 124. A copy of the aforesaid map or plat is by reference incorporated herein.