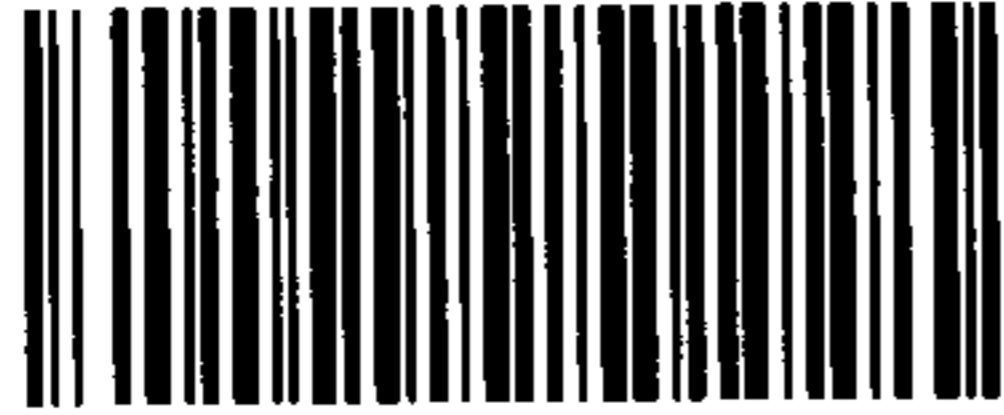


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This document presented and filed:  
06/13/2017 01:30:52 PM

*Joyce W. Pritchard*  
JOYCE W. PRITCHARD, Pasquotank County, NC  
Excise Tax: \$1,900.00

**PASQUOTANK COUNTY**

Deed number 17-532  
Transfer tax \$ 9500.00 pdcw  
Delinquent tax \$ 0  
*RB*  
Pasquotank County Assessor's Office

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1900.00 Parcel Identifier No. 892309261179; 892309261032; &  
892309260112

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By:

Delinquent taxes, if any, to be paid by the Closing Attorney to the County Tax Collector upon  
disbursement of closing proceeds.

Mail/Box to: Brumsey & Brumsey PLLC, P. O. Box 100, Currituck, NC 27929

This instrument was prepared by: John G. Sauls, Attorney, Elizabeth City, NC  
Brief description for the Index: Three tracts, 1005 Raleigh Street and 1110 Park Street  
THIS DEED made May 7<sup>th</sup>, 2017 by and between:

**GRANTOR**

**GRANTEE**

Nixon & Nixon, a North Carolina  
General Partnership

Raleigh Park Rentals, LLC, a North  
Carolina Limited Liability Company

P. O. Box 62, Maple, NC 27956

199 Mill Street, Elizabeth City, NC  
27909

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. All or a portion of the property herein conveyed \_\_\_ includes or \_\_\_ does not  
include the primary residence of a Grantor.

**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"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .  
A map showing the above described property is recorded in .

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:

**Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2017.**

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

Nixon & Nixon, a North Carolina General Partnership By:

  
\_\_\_\_\_  
Mack E. Nixon, General Partner (SEAL)

Notary Acknowledgment(s) appear on following page(s).

State of North Carolina  
City/County/Parish of Perquimans

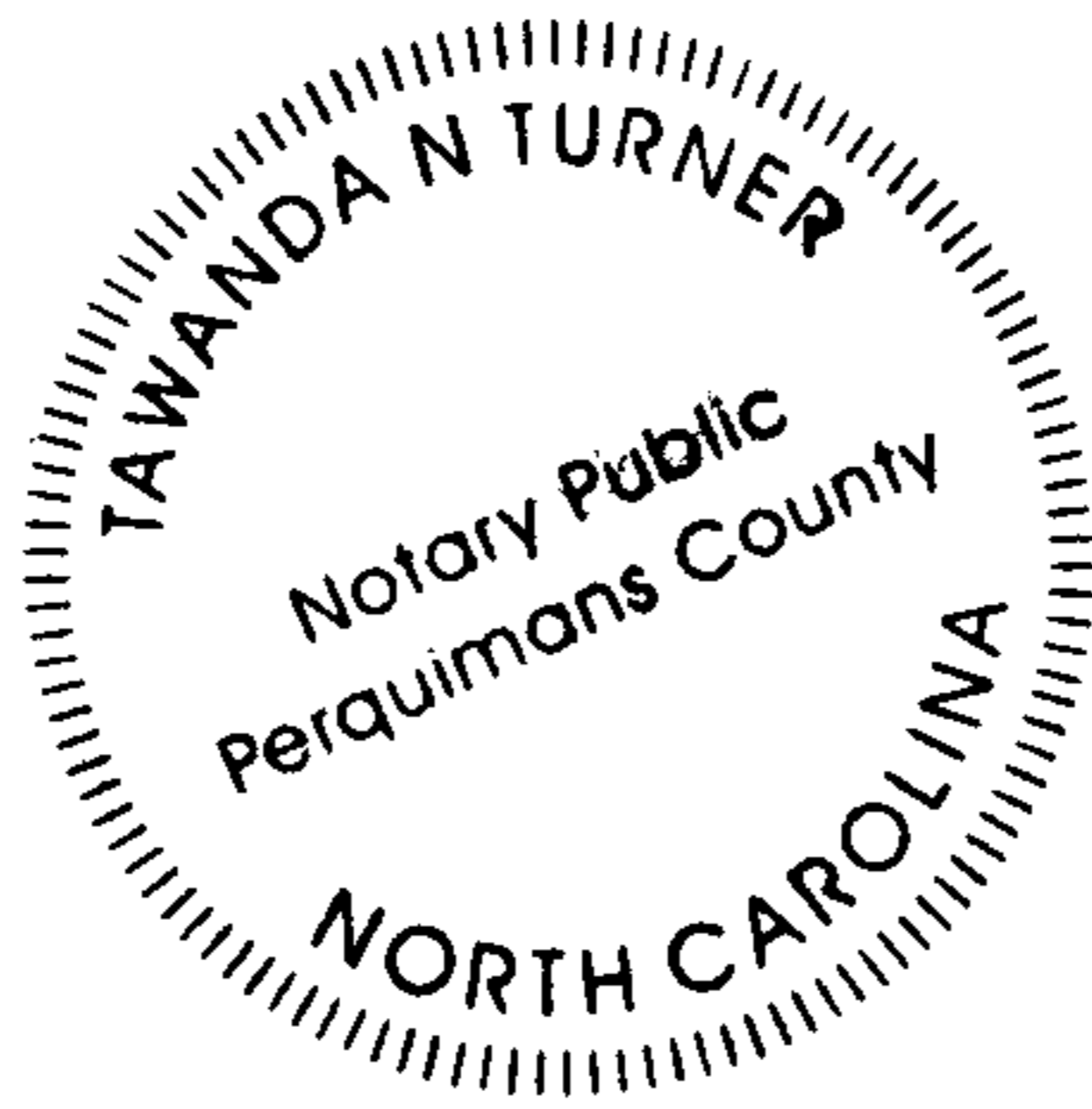
I, the undersigned Notary Public of the City/County/ Parish of Perquimans and State aforesaid, certify that Mack E. Nixon personally came before me this day and acknowledged that he/she is the General Partner of Nixon & Nixon, a North Carolina General Partnership, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, May 4, 2017.

My Commission Expires: 3-11-2019

Tawanda N. Turner  
Tawanda N. Turner, Notary Public

(Affix Seal)



## EXHIBIT A

All that certain lot or parcel situated in Elizabeth City Township, Pasquotank County, North Carolina described as follows:

## TRACT 1:

BEGINNING at a point marked by an existing iron pipe in the Westerly margin of Raleigh Street (50 foot right of way), said point being located at the Northeast corner of the now or formerly Bodenhamer lot as described in Deed Book 482, Page 18, in the Pasquotank County Registry; from said point of beginning running thence North 65 degrees 34' 27" West 151.14 feet to an existing iron pipe, cornering; running thence South 21 degrees 31' 43" West 59.96 feet to an existing iron piper, cornering; running thence 65 degrees 27' 33" West 13.81 feet to an existing iron pipe; running thence North 87 degrees 34' 09" West 79.00 feet to an existing iron pipe, cornering; running thence North 3 degrees 38' 12" East 120.01 feet to a point, cornering; running thence North 67 degrees 03' 23" West 179.25 feet to a point, cornering; running thence North 3 degrees 38' 12" East 91.08 feet to a point, cornering; running thence South 86 degrees 51' 48" East 210.96 feet to a point; running thence South 61 degrees 51' 48" East 70.00 feet to a point; running thence South 70 degrees 21' 48" East 136.70 feet to a point; running thence South 57 degrees 46' 48" East 75.00 feet to a point located on the Westerly margin of the aforesaid Raleigh Street; running thence along Raleigh Street South 18 degrees 26' 54" West 87.97 feet to a point; running thence South 22 degrees 21' 18" West 89.14 feet to an existing iron pipe BEING THE POINT AND PLACE OF BEGINNING.

And being the same property shown and delineated as "Parcel B" on a plat dated October 28, 1987, entitled in part "Property Being Conveyed, Parcel A To: Mack Nixon and Julian Nixon; Parcel B To: Faye Nixon and Audrey Nixon", prepared by Edward T. Hyman, Jr., R.L.S., which plat is recorded in Deed Book 480, Page 957, Pasquotank County Registry.

A small part of Parcel B described above was combined with Parcel A shown on the plat recorded in Deed Book 480, Page 957, which, when combined comprises Tract 2 described below.

## TRACT 2:

BEGINNING at an existing iron pipe located on the Northern margin of Park Street (50 foot right of way), said existing iron pipe being further located 210.00 feet as measured in a Westerly direction along the Northern margin of Park Street from Raleigh Street, from said point of beginning running thence North 65° 27' 33" West along the Northern margin of Park Street 103.45 feet to a point; continuing thence along the Northern margin of the aforesaid street North 69° 30' 00" West 67.64 feet to an existing iron pipe located in the center line of a ditch, cornering; running thence North 03° 38' 12" East 242.56 feet to a point, cornering; running thence South 65° 31' 28"

East 222.50 feet to a point, cornering; running thence South 20° 41' 44" West 132.00 feet to a point; running thence South 08° 23' 35" West 94.00 feet to an existing iron pipe located on the Northern margin of Park Street, BEING THE POINT AND PLACE OF BEGINNING.

The property herein conveyed being described and delineated on a plat dated January 8, 1991, prepared by Edward T. Hyman, Jr., R.L.S. , entitled in part "Property of Nixon and Nixon" a copy of which is recorded in Deed Book 514, Page 475, Pasquotank County Registry.

TRACT 3:

BEGINNING on the North side of Park Street at a point which is located North 64 degrees 45 West a distance of 159 feet from the Northwest corner of the intersection of Park and Raleigh Street, and running thence from said point of beginning North 25 degrees 15' East 120 feet to the property now or formerly owned by Martha Owens; thence along said Owens line North 85 degrees 30' West 79 feet to the East side of a 50 foot wide unnamed street; thence along the East side of said unnamed street in a Southerly direction 94 feet to the intersection of Park Street and said unnamed street; thence along the North side of Park Street South 64 degrees 45' East 50 feet to the point of beginning; and being the same property shown and delineated as "468/90" on a plat dated October 28, 1987, entitled in part "Property Being Conveyed, Parcel A To: Mack Nixon and Julian Nixon; Parcel B To: Faye Nixon and Audrey Nixon", prepared by Edward T. Hyman, Jr., R.L.S., which plat is recorded in Deed Book 480, Page 957, Pasquotank County Registry.

No building or other structure may be erected upon Tract 3, this being a restrictive covenant which shall run with the land for so long as Mack Nixon or Julian Nixon is living, and for twenty-one (21) years thereafter.