

BK 540 PG 66 - 67 (2) DOC# 428756  
This Document eRecorded: 10/21/2022 09:49:12 AM  
Fee: \$26.00 DocType: DEED Tax: \$160.00  
Recorded By: KRISTEN S. MYERS  
Perquimans County, North Carolina  
Jacqueline S. Frierson, Register of Deeds

PERQUIMANS COUNTY  
LAND TRANSFER TAX  
Transfer No: 2022699  
Amount: \$800.00 - WR

Excise Tax: \$

Map No: 2-0068-0004

Parcel No: 7826-83-6986.000

Recording Time, Book and Page:

Mail after recording to: **Brumsey & Brumsey, PLLC, P.O. Box 100, Currituck, NC 27929**

This instrument was prepared by: **William Brumsey, III/seo File No: 22B59555**

Brief Description for Index:

**Ocean Highway**

## NORTH CAROLINA GENERAL WARRANTY DEED

This DEED, made this **31st** day of **August** **2022** by and between

### GRANTOR

**MICHAEL STEVEN HARRIS, unmarried and  
RAMONA LYNN PARSONS, unmarried**

### GRANTEE

**2 CATS, LLC**

**212 Mendenhall Drive  
Wilmington, NC 28411**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees in fee simple, all that certain lot or parcel of land situated in **Bethel Township, Perquimans County, North Carolina**, more particularly described as follows:

**Being that certain lot and parcel of land shown and delineated as "Area A" on that certain plat entitled in part "Edenton Y Subdivision" prepared by Hyman & Robey, PC dated December 15, 2005, and recorded in Plat Cabinet 2, Slide 144, Map I of the Perquimans County Registry. The property is located at Ocean Highway South and NC Highway 37 and is designated Map No. 2-0068-0004 in the Office of the Perquimans County Tax Assessor.**

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

**This instrument prepared by: William Brumsey, III, a licensed North Carolina attorney. 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 515 Page 179

A map showing the above described property is recorded in Plat Cabinet 2 Page 144 Map I

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantees 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Reservations, restrictions and easements of record.

This conveyance is made subject to any laws, rules, regulations or ordinances, whether local, County, State or Federal, relating to subdivision, development, construction on or use of the property conveyed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

			
(Corporate Name)		MICHAEL STEVEN HARRIS	(SEAL)
By			(SEAL)
President		RAMONA LYNN PARSONS	

ATTEST:			
		_____	(SEAL)
Secretary (Corporate Seal)		_____	(SEAL)

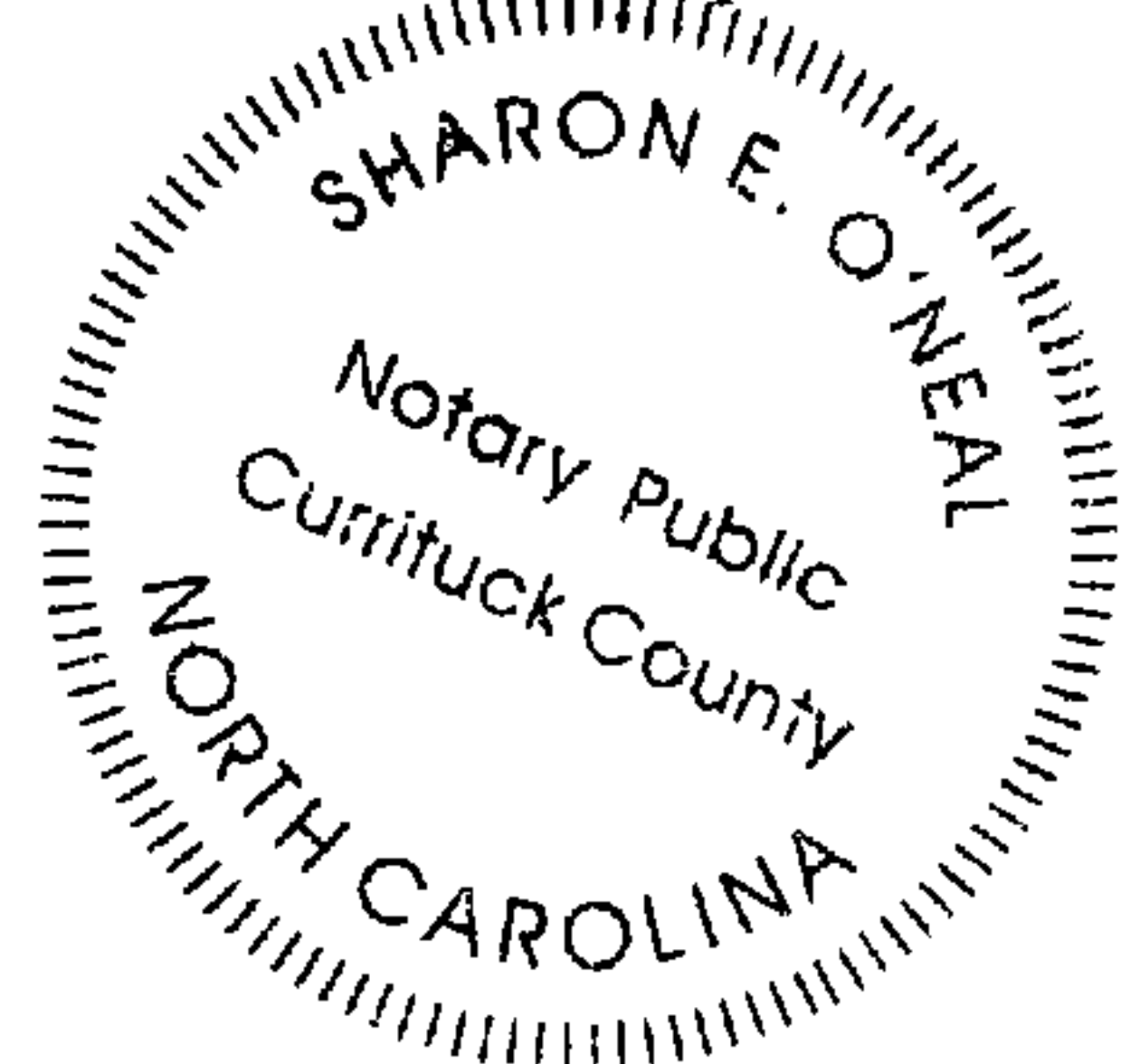
STATE OF NORTH CAROLINA, COUNTY OF CURRITUCK

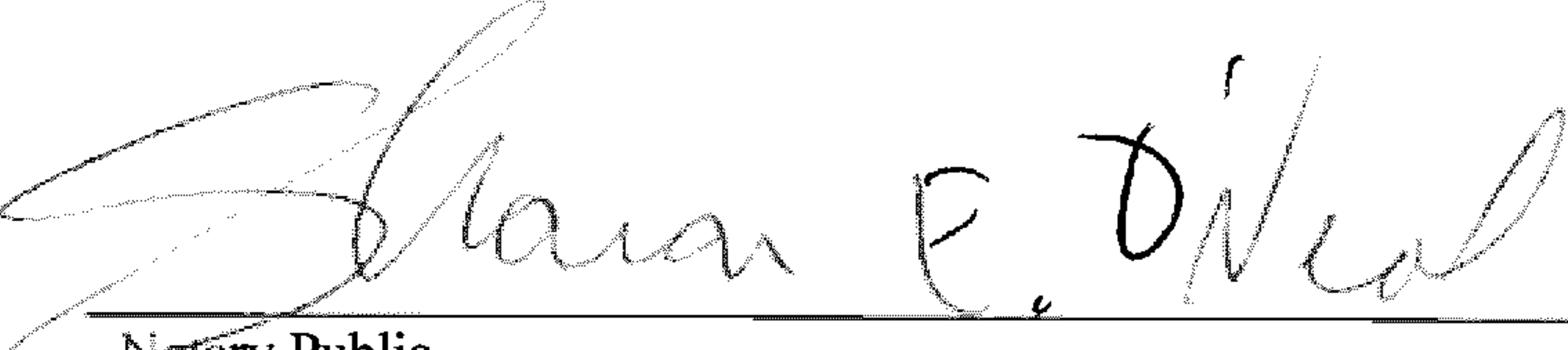
I, Sharon E. O'Neal a Notary Public do hereby certify

that MICHAEL STEVEN HARRIS and RAMONA LYNN PARSONS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this 10<sup>th</sup> day of October 2022.

AFFIX SEAL





\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires: 11-24-2026