

PASQUOTANK COUNTY

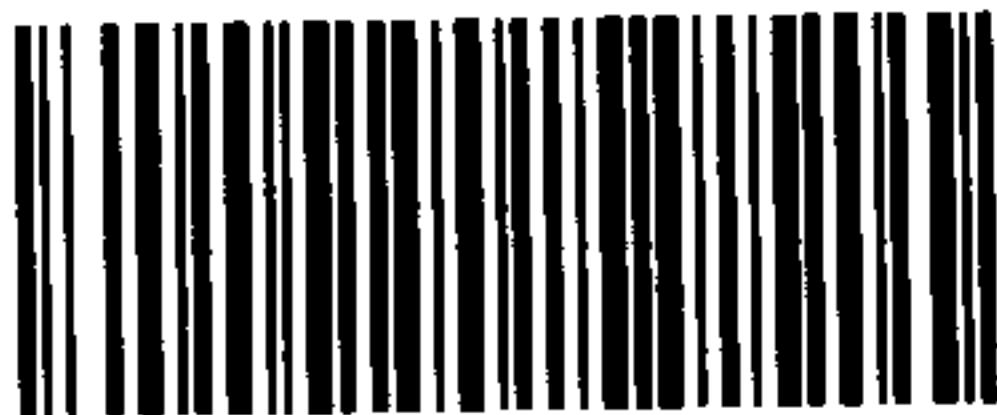
This document presented and filed:
06/29/2015 03:41:12 PM

Joyce W. Pritchard
JOYCE W. PRITCHARD, Pasquotank County, NC
Excise Tax: \$700.00

Deed number 15-824
Transfer tax \$ 3500.00 *JP*
Delinquent tax \$ -0-
GW
Pasquotank County Assessor's Office

BOOK 1230 PAGE 717 (3)

430213



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 891402796029 Verified by _____ County on the _____ day of _____, 20____
By: 891402787884

Mail/Box to: Kane, Jeffries, Cooper & Carolla, LLP, 1700 Bayberry Ct #103, Henrico, VA 23226

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

Brief description for the Index: 1237 N. ROAD ST. & JENNINGS DRIVE, PROVIDENCE TNSP

THIS DEED made this 25th day of June, 2015, by and between

GRANTOR	GRANTEE
ECREST, LLC a Virginia Limited Liability Company 360 Zionsville Road Richmond, VA 23229	CD NORTH ROAD STREET, LLC, a Virginia Limited Liability Company 7206 Glen Forest Drive #106 Henrico, VA 23226

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 the City of _____, Providence 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 927 page 932.

A map showing the above described property is recorded in Plat Book 41 page 10.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002
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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.

ECREST LLC (SEAL)
(Entity Name)
By: John F. Harper (SEAL)
Title: Manager
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

State of North Carolina - County of _____
I, the undersigned Notary Public of the County 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: _____ Notary Public

Virginia City of Richmond
State of ~~North Carolina~~ Virginia County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that John F. Harper personally came before me this day and acknowledged that he is the Manager of ECREST, LLC a Virginia Limited Liability Company, a Virginia of Virginia 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 26th day of June, 2015

My Commission Expires: 12-31-18 Elizabeth B. Miles Notary Public

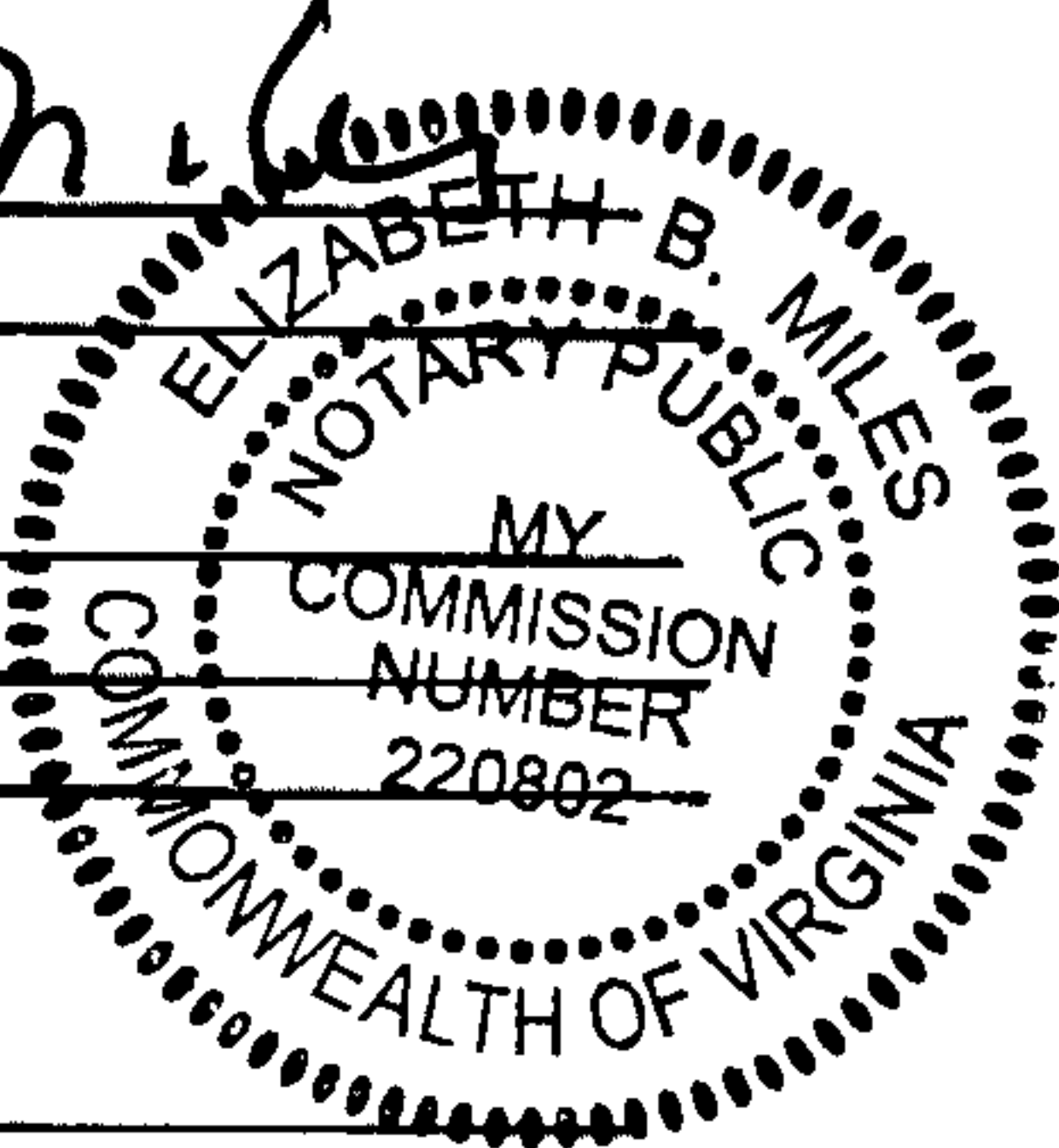
State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds



ATTACHMENT

EXHIBIT A

All that certain parcel of land shown as "AREA 'A'," or 1.195 Acre, more or less, together with "AREA 'B'," containing 2,076 square feet, on that certain map or plat entitled in part "SHORELINE DEVELOPMENT-NC, LLC," dated February 27, 2006, by Hyman & Robey, PC, land surveyor, recorded in Map Book 41, Page 10, Pasquotank County Public Registry.

The aforesaid property was conveyed under Deeds recorded in Book 876, Page 191, and Book 908, Page 29, Pasquotank County Public Registry

TOGETHER WITH AND THERE IS ALSO CONVEYED WITH THE ABOVE DESCRIBED PROPERTY that certain 15-foot construction easement heretofore conveyed to Shoreline Development-NC, LLC under Deed of Easement dated September 19, 2005, recorded in Book 880, Page 476, Pasquotank County Public Registry. Said 15 foot construction easement is appurtenant to and shall run with the lands herein conveyed.

This 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.

The property conveyed does not include the primary residence of the Grantor.

JONES.11556.2B