

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 11/16/2023 11:57:49 AM  
Fee Amt: \$26.00 Page 1 of 3  
Revenue Tax: \$0.00  
Pitt County, NC  
Lisa P. Nichols REG OF DEEDS

**BK 4468 PG 494 - 496**

NORTH CAROLINA

PITT COUNTY

Drawn by:  
Amy Alston Wells  
Gaylord, McNally, Strickland,  
Snyder & Wells, PLLC  
P.O. Drawer 545  
Greenville, NC 27835

Excise Tax Due: \$0.00  
Primary residence of Grantor: No  
Tax Parcel Numbers: 89728, 29729 & 89787

After Recording Mail to:  
Abigail Trails Homeowners Association, Inc.  
1003 Red Banks Road  
Greenville, North Carolina 27858

**NO TITLE SEARCH PERFORMED BY OR REQUESTED OF DRAFTER**

THIS DEED, made and entered into this the 16 day of November, 2023, by and between, ABIGAIL TRAILS, LLC, a North Carolina limited liability company with its principal office located at 1003 Red Banks Road, Greenville, North Carolina 27858 ("Grantor"), and ABIGAIL TRAILS HOMEOWNERS ASSOCIATION, INC., a nonprofit corporation with its principal office located at 1003 Red Banks Road, Greenville, North Carolina 27858 ("Grantee");

**WITNESSETH:**

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, in fee simple, the following described property, lying and being situated in the Arthur Township, Pitt County, North Carolina, to-wit:

Submitted electronically by "Gaylord, McNally, Strickland, Snyder & Wells, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pitt County Register of Deeds.

Parcel 1:

Lying in Pitt County and being all of that are labeled "Common Area and Drainage Easement 140,500sf" as shown on map entitled "Map for Record Abigail Trails, Phase 1 - Duplexes," dated February 14, 2023 prepared by Stroud Engineering, P.A. recorded in the Pitt County Registry in Map Book 90, Page 81 on April 21, 2023.

Said property is known as Pitt County Tax Parcel Number 89728.

Parcel 2:

Lying in Pitt County and being all of that are labeled "Common Area and Drainage Easement 140,500sf" as shown on map entitled "Map for Record Abigail Trails, Phase 1 - Duplexes," dated February 14, 2023 prepared by Stroud Engineering, P.A. recorded in the Pitt County Registry in Map Book 90, Page 82 on April 21, 2023.

Said property is known as Pitt County Tax Parcel Number 89729.

Parcel 3:

Lying in Pitt County and being all of that are labeled "Common Area (Mail Kiosk) 6208sf" as shown on map entitled "Map for Record Abigail Trails, Phase 1 - Duplexes," dated February 14, 2023 prepared by Stroud Engineering, P.A. recorded in the Pitt County Registry in Map Book 90, Page 81-82 on April 21, 2023.

Said property is known as Pitt County Tax Parcel Number 89787.

This conveyance of Parcels 1, 2 and 3 is made subject to that certain Declaration of Covenants Running With the Land for Abigail Trails Subdivision appearing of record in Book 4379, Page 108 of the Pitt County Registry and to the Amendment to Declaration of Covenants Running With the Land for Abigail Trails Subdivision appearing of record in Book 4464, Page 329 of the Pitt County Registry. This conveyance of Parcels 1, 2 and 3 is made further subject to that certain drainage Easement in favor of Carl W. Blackwood et al. appearing of record in the Pitt County Registry.

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor, covenants with the Grantee, that it has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor other than:

1. Ad valorem taxes for the current year;

- 2. Utility easements and rights-of-way of record; and
- 3. Restrictive Covenants of record.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine and neuter as required by context.

IN WITNESS WHEREOF, Grantor has executed this document under seal with authority duly given on this the day and year first above written.

GRANTOR:

ABIGAIL TRAILS, LLC,  
a North Carolina limited liability company

By: Gina P. Glick (SEAL)  
Gina P. Glick, Member/Manager

STATE OF NORTH CAROLINA  
PITT COUNTY

I, Kacie N. Mizell, a Notary Public for said County and State, do hereby certify GINA P. GLICK, Member/Manager of Abigail Trails, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that the foregoing instrument was duly executed.

WITNESS my hand and seal, this the 16 day of November, 2023.

Kacie N. Mizell  
NOTARY PUBLIC

My Commission Expires:  
03/30/2028

(SEAL)



