

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/7/2023 11:58:31 AM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4474 PG 661 - 663

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA
COUNTY OF PITT

Prepared By: HORNE & HORNE, PLLC
Return To: Grantee
2000 Aerial Center Parkway, Suite 110
Morrisville, NC 27560

Tax Parcel No: Port. 86714
Excise Tax: \$0

GENERAL WARRANTY DEED

The Preparer has not performed a title examination and is informed that all of the property herein conveyed does not include the principal residence of the Grantor.

THIS DEED, made and entered into this the 5th day of December, 2023, by and between, JONES & SMITH CONTRACTORS, LLC, a North Carolina Limited Liability Company whose address is 1588 NC 102 East, Ayden, NC 28513, hereinafter called GRANTOR, and CHICOD LANDING COMMUNITY ASSOCIATION, INC., whose address is 2000 Aerial Center Parkway, Suite 110, Morrisville, NC 27560, hereinafter called GRANTEE;

WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him 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 heirs and assigns, in fee simple, the following described real property, to-wit:

Submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

Tract 1: Lying and being in Chicod Township, Pitt County North Carolina and being all of that 220.00 SQ. FT. area denoted as "Cluster Box Unit Lot - Non-Buildable" as shown on map entitled, "Final Subdivision Plat Chicod Landing", as shown on map recorded in Map Book 91, Pages 94-95 of the Pitt County Registry.

Tract 2: Lying and being in Chicod Township, Pitt County North Carolina and being all of that 2.1452 acre area denoted as "Community Septic Field Area-A - Non-Buildable" as shown on map entitled, "Final Subdivision Plat Chicod Landing", as shown on map recorded in Map Book 91, Pages 94-95 of 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 heirs and assigns, in fee simple forever.

And the Grantor, for itself, its heirs and assigns, covenants with Grantee, its heirs and assigns, that it is seized of said premises in fee and has the right to convey the same in fee simple and that it will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, the above Grantor, Limited Liability Company, has caused this instrument to be executed in the appropriate company or partnership name by duly authorized general partner(s) or managers, and has adopted the word "SEAL" appearing beside its name, this sealed instrument being executed and delivered on the date first above written.

JONES & SMITH CONTRACTORS, LLC (SEAL)

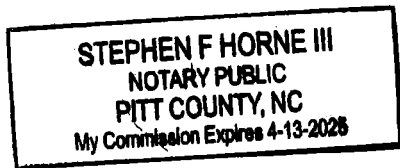
BY: [Signature]
Kenneth H. Smith - Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF PITT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kenneth H. Smith-Member/Manager

Witness my hand and Notarial Seal, this the 5th day of December, 2023.

(Affix Seal Here)



[Signature]
NOTARY PUBLIC
Printed/Typed Name: Stephen F Horne III
My Commission Expires: 4/13/2025