

Doc No: 10051717
Recorded: 09/28/2023 01:11:25 PM
Fee Amt: \$26 00 Page 1 of 4
Excise Tax: \$1 100.00
Duplin County North Carolina
Anita Marie Savage, Register of Deeds
BK 2039 PG 69 - 72 (4)



This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on Parcel Identification Number 13-2362 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.
GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By Conan Williams Tax Assistant Date 9.28.23

**GENERAL WARRANTY DEED
TITLE NOT EXAMINED OR CERTIFIED BY PREPARER**

1100.00 Stamps
\$26.00

REVENUE: \$ _____

PARCEL ID: 13-2362 PIN# 343200784947

PREPARED BY:
Hutchens Law Firm LLP
1121-P Military Cutoff Road, Wilmington, NC 28405
RETURN TO:

File No.: WIL1366142

This instrument prepared by: Stephen Warren, 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.

Brief Legal Description: 98.78 acres Survey for George Hawes of the old Price Property

**NORTH CAROLINA
COUNTY OF DUPLIN**

THIS DEED made this 18th day of September, 2023, by and between

Grantor	Grantee
Paul O. Jones and wife, Sheila Jones Mailing Address: 22 Amber Court, Hampstead, NC 28443 and Bonnie Jo Mason Hunt, a widow, Mailing Address: 408 US Hwy 17 S., Holly Ridge, NC28445	NC Real Estate Properties, LLC, Mailing Address: _____ _____

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 or near Duplin County, North Carolina and more particularly described as follows:

Being all of that 98.78 acre tract of land as appears upon a map recorded in Map Book 20, Page 59, of the Duplin County Registry, said map being entitled "Map of Survey for George Hawes of the old Price Property", as prepared by Robert H. Goslee & Associates, P.A.

Parcel No. 13-2362 PIN# 343200784947

Property Address: 145 Lum Williams Road, Kenansville, NC 28349

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1959, Page 685, Duplin County Registry, North Carolina.

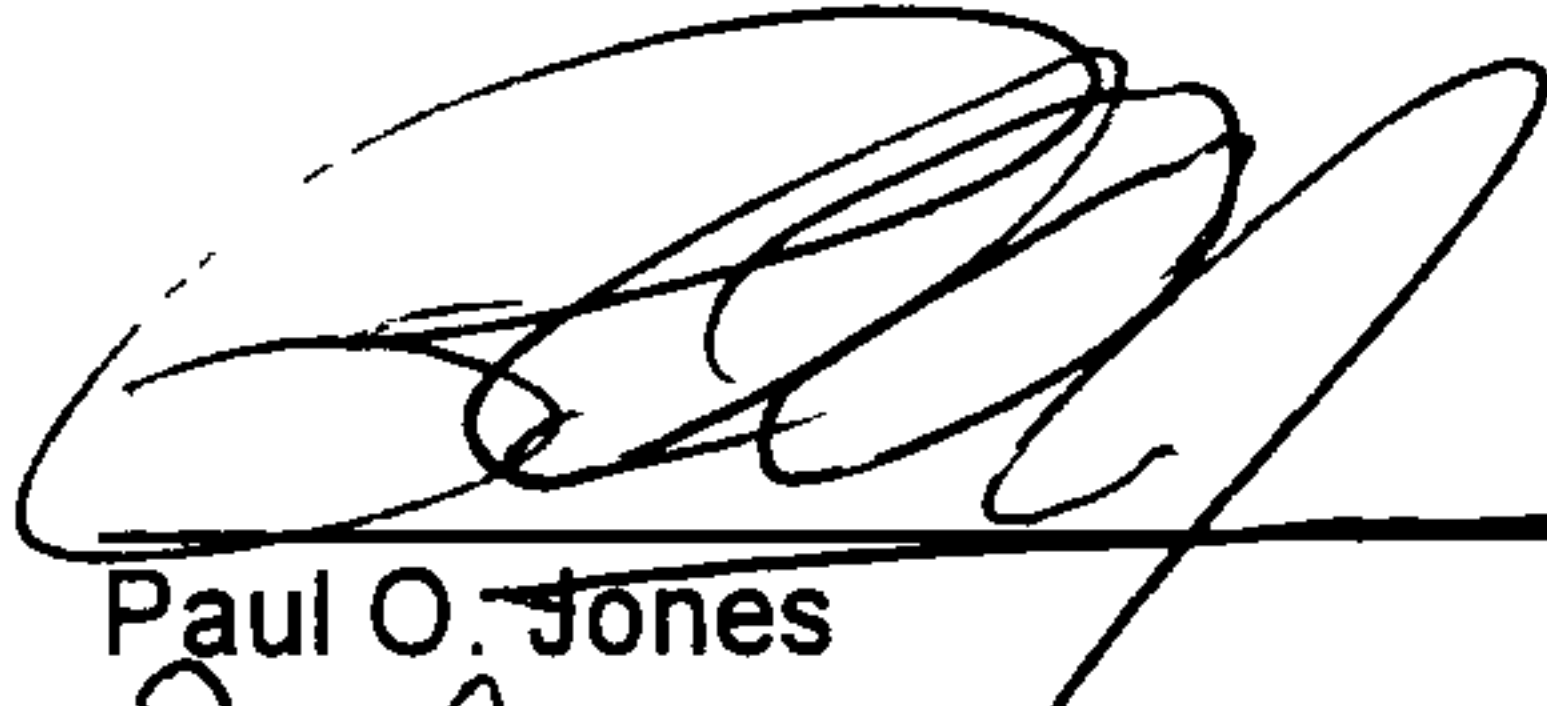
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

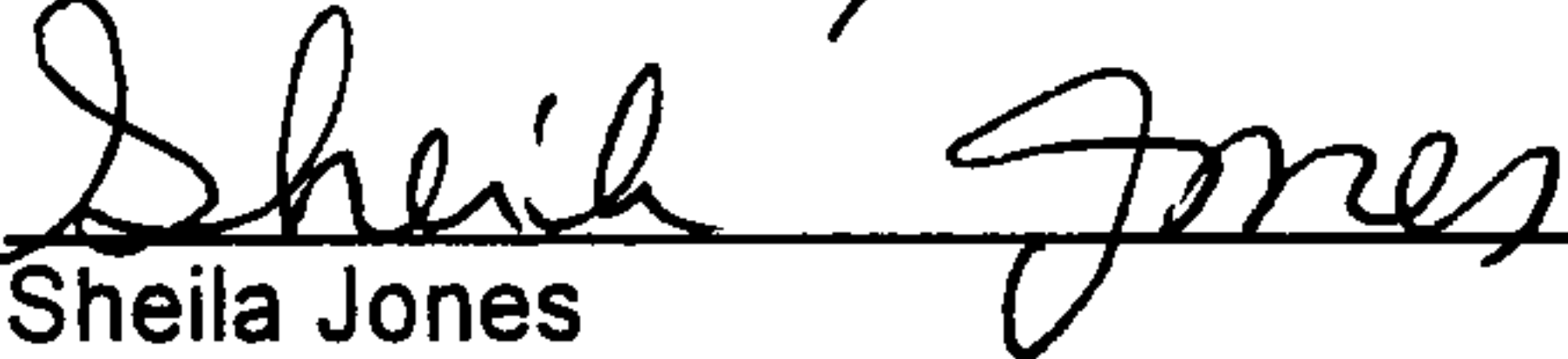
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

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

The property herein described _____ WAS _____ WAS NOT the principal residence of the Grantors.
(please mark one)



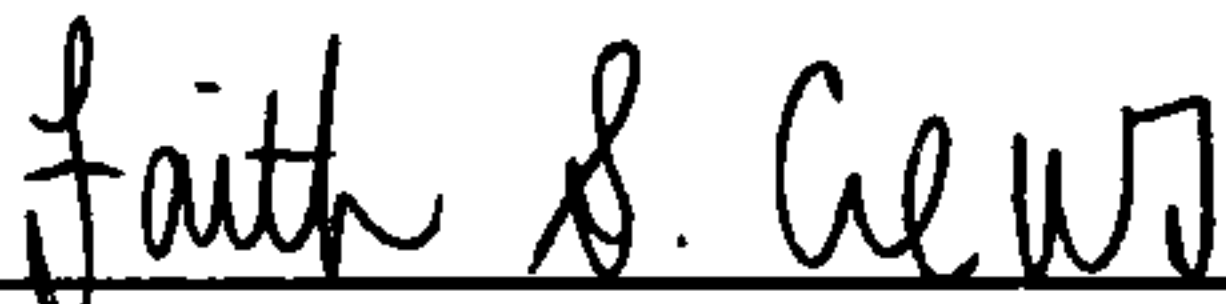
Paul O. Jones


Sheila Jones

STATE OF North Carolina
COUNTY of Pender

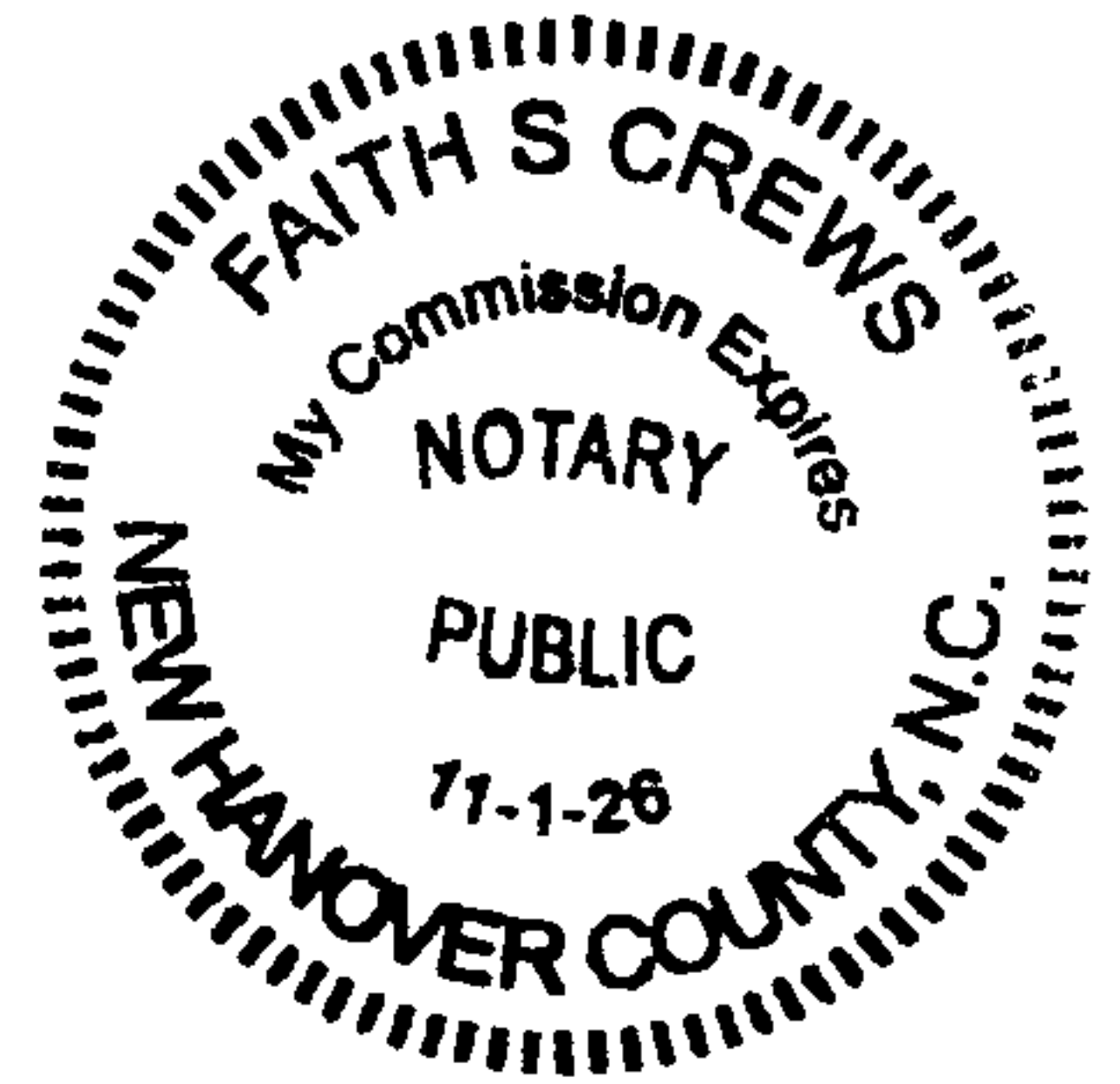
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Paul O. Jones and Sheila Jones

This the 18th day of September, 2023.



Notary Public

My Commission Expires: 11-01-2026



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

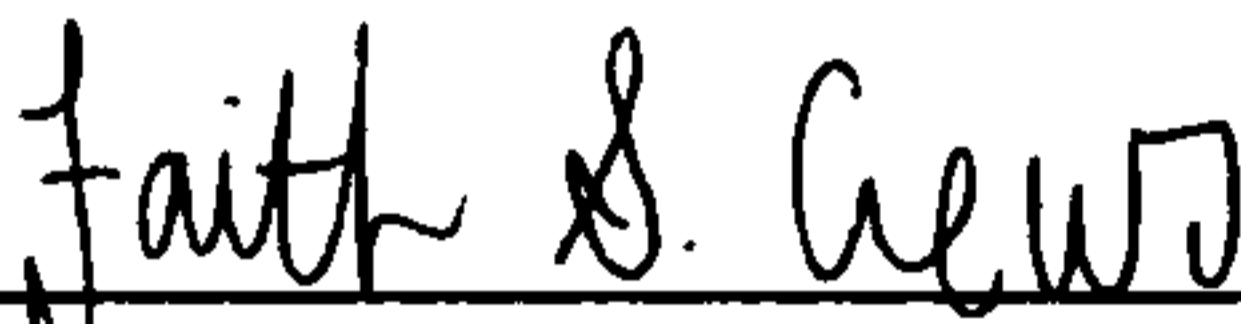
The property herein described _____ WAS WAS NOT the principal residence of the Grantors.
(please mark one)


Bonnie Jo Mason Hunt

STATE OF North Carolina
COUNTY of Pender

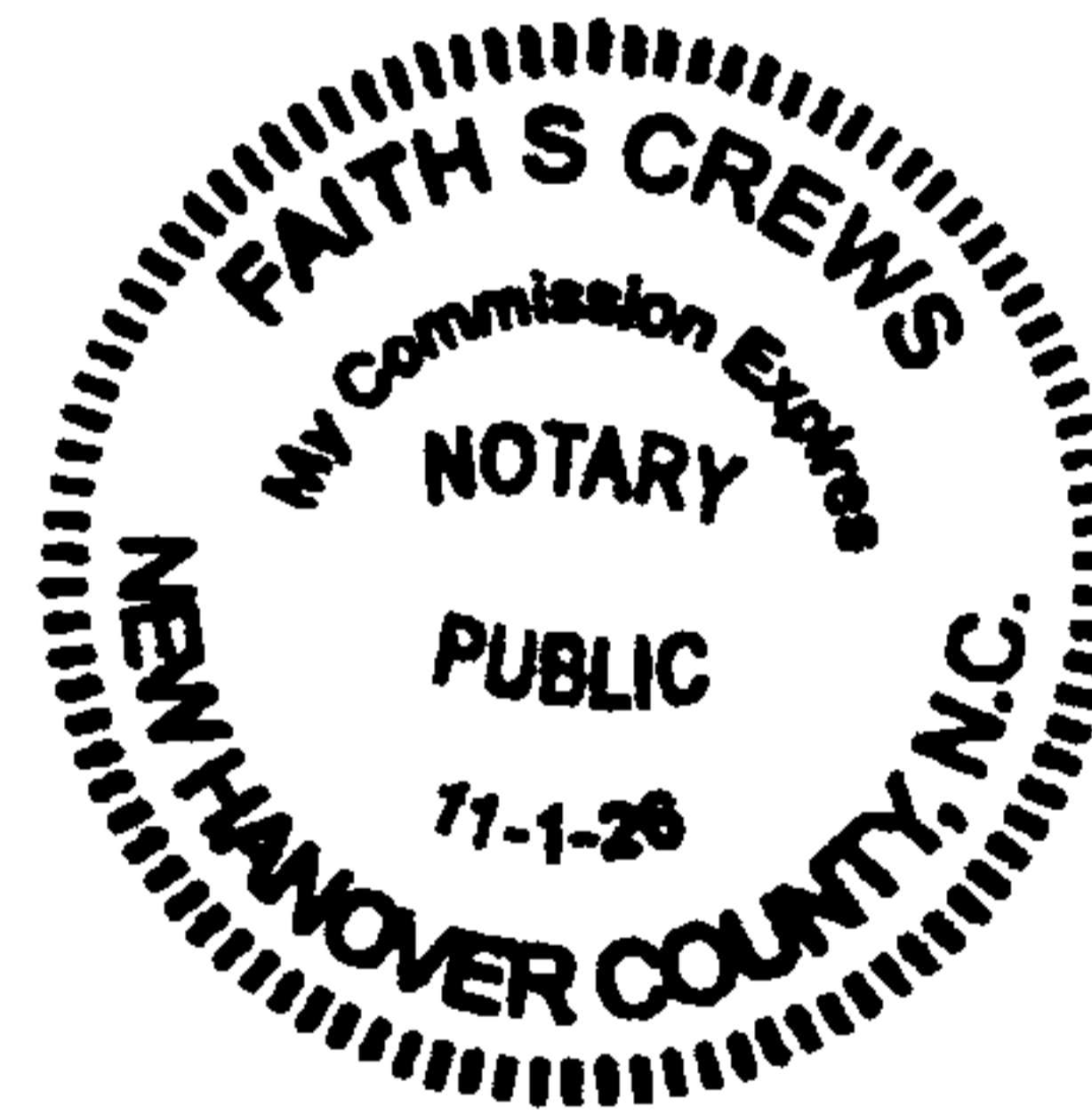
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bonnie Jo Mason Hunt

This the 18th day of September, 2023.



Notary Public

My Commission Expires: 11-01-2026



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