

good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, in fee simple the following described real property, to-wit:

Being all of Lot 2 as shown on plat of record entitled "Map For Record, Rhonda Johnson and Pansy Butkowski", prepared by Benjamin J. Purvis, P.L.S. and recorded in Map Book 90, Page 32 of the Pitt County Registry, reference to which is made for a more particular description of the subject property.

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, her heirs and assigns, in fee simple forever.

And the Grantors, for themselves, their heirs and assigns, covenant with Grantee, her heirs and assigns, that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements, prohibitions or restrictive covenants of record, effect of any City or County ordinances that effect the use of the property, 2023 ad valorem taxes, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

The designation Grantors 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.

IN WITNESS WHEREOF, Grantors have adopted the word "SEAL" as their seal and have hereunto set their hands and seals on this the day and year first above written.

Pansy Taft Butkowski (SEAL)
PANSY TAFT BUTKOWSKI

Ladd Butkowski (SEAL)
LADD BUTKOWSKI

STATE OF California
COUNTY OF Alameda

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Pansy Taft Butkowski and Ladd Butkowski.

Date: March 20, 2023

(NOTARY SEAL)



[Signature]
Notary Public
SAM TANG
Notary Printed Name
My Commission Expires: October 21, 2024