

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/18/2023 1:14:58 PM
Fee Amt: \$166.00 Page 1 of 2
Revenue Tax: \$140.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4400 PG 714 - 715

This instrument prepared by Matthew S. Cheney, a 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, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$140.00

Parcel Identification No. 89502 Verified by _____ County on the _____ day of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Lot 2, Map of Rhonda Johnson and Pansy Butkowski, MB 90, PG 32

PROPERTY ADDRESS: 0 Alvin Road, Grimesland, NC 27837

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

GRANTOR	GRANTEE
RHONDA JOHNSON and husband, DWAIN JOHNSON	DIGITAL BUSINESS CORP., dba REELVEST PROPERTIES, a California Corporation
Mailing Address: 9836 Sherwood Farm Road, Owings Mills, MD 21117	Mailing address: 440 N. Barranca Avenue, #3650, Covina, CA 91723

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 Pitt County, North Carolina and more particularly described as follows:

Submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

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, PLS 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.

Being that same property conveyed to Rhonda Johnson and husband, Dwain Johnson by Warranty Deed from Pansy Taft Butkowski and Ladd Butkowski dated 03/20/2023 and recorded on 03/30/2023 in Book 4394, Page 572, Pitt County Registry. Corrective Affidavit recorded on 04/12/2023 in Book 4398, Page 770 to include the marital status of the Grantor as follows: Pansy Taft Butkowski and husband, Ladd Butkowski.

Commonly known as 0 Alvin Road, Grimesland, NC 27837

Tax Parcel ID: 89502

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

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:

2023 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rhonda Johnson (SEAL)
RHONDA JOHNSON

Dwain Johnson (SEAL)
DWAIN JOHNSON

State of NORTH CAROLINA, County of FORSYTH

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **RHONDA JOHNSON and DWAIN JOHNSON** 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 18th day of April, 2023.

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025

Matthew S. Cheney
Notary Public
My Commission Expires: 7/29/2025