

Filed: 05/11/2020 04:06:41 PM
Lynn C. Gilliard, Register of Deeds
Chowan County, NC
Revenue Tax: \$0.00
Land Transfer Tax: \$0.00

Book 526 PAGE 672 (7)

416907



7043-00-28-0046 *[Signature]*

GENERAL WARRANTY DEED

PREPARED BY AND MAIL AFTER RECORDING TO: LARS P. SIMONSEN, SIMONSEN
LAW FIRM, P.C., POST OFFICE BOX 848, EDENTON, NORTH CAROLINA 27932

NO TITLE SEARCH PERFORMED

STATE OF NORTH CAROLINA

COUNTY OF CHOWAN

THIS DEED, made this the 11th day of May, 2020, by and between Anne S. Parrish, and husband, R. Carroll Parrish, William Blount Shepard, and wife, Karen K. Shepard, Elizabeth S. Hassell, Trustee of the Elizabeth S. Hassell Revocable Trust Dated September 1, 1999, Rebecca Shepard Castlebury, Trustee of the Virginia Howard Shepard Trust Dated April 10, 1991, Nora H. Shepard, Trustee of the Robert Bowden Shepard Trust, Item VI Trust under the Will of Robert Bowden Shepard, whose mailing address is 141 Bowden Lane, Edenton, Chowan County, North Carolina, 27932, parties of the first part, to Shepard's Long Beach, LLC, a North Carolina Limited Liability Company, with the address of 141 Bowden Lane, Edenton, Chowan County, North Carolina, 27932, party of the second part:

2020243

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other considerations in hand paid by the party of the second part to the parties of the first part, receipt of which is hereby acknowledged, the said parties of the first part have bargained, sold and conveyed and by these presents do bargain, sell and convey unto the said party of the second part and its successors and assigns, the following described land, to-wit:

That certain tract or parcel of land located in Yeopim Township, Chowan County, North Carolina, known as Long Beach Farm, containing 965 acres, more or less, bounded North by the land of Mrs. Anne S. Graham and the Woodside Farm, East by J. A. Woodard, on the South by Albemarle Sound, on the West by H. G. Wood et als and Woodside Farm, being a part of the land conveyed to T. H. Shepard by J. F. Hettrick and wife, et als by deed dated October 19, 1894 registered in Book "D", page 202 in Chowan County and devised in Will Book "F", page 545 in Chowan County.

Less and accept prior conveyances, including, but not limited to the conveyance of the lots or parcels of land, being a portion of the tract described on a survey by Jasper W. Hassell dated 15 August, 1974, and entitled "Plat of Long Beach Estates," a copy of which is recorded in Plat Book 7, page 76, Chowan County Public Registry, which lots or parcels have Chowan County PINS 7843-00-35-9756, 7843-00-45-1860, 7843-00-46-2172, and 7843-00-46-4174.

This property does not contain grantors' primary residence.

This property has Chowan County PIN 7843-00-28-0046.

TO HAVE AND TO HOLD the aforesaid lands with all rights and privileges thereunto belonging or in anywise appertaining unto the said party of the second part and its successors and assigns, in fee simple forever.

The said parties of the first part for themselves, their successors and assigns covenant to and with the party of the second part and its successors and assigns, that they are seized of said lands in fee simple and have a good right to convey the same in fee simple; that the said lands are free and clear of all encumbrances SAVE AND

EXCEPTING rights of ways for highways and public utilities and ad valorem taxes for the year 2020 and subsequent years, and that it will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, this the day and year first above written.

Anne S. Parrish (SEAL)
Anne S. Parrish

R. Carroll Parrish (SEAL)
R. Carroll Parrish

STATE OF NORTH CAROLINA
COUNTY OF Chowan

I, Melinda E. Forward, Notary Public, for Chowan County, North Carolina, do hereby certify that Anne S. Parrish, and husband, R. Carroll Parrish, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal/stamp, this the 20 day of March, 2020.

Melinda E. Forward
Print Name: Melinda E. Forward
Notary Public

My Com. Expires: 12/27/2023

(NOTARIAL SEAL/STAMP)

MELINDA E FORWARD
Notary Public
Chowan Co., North Carolina
My Commission Expires Dec. 27, 2023

[-Internal-]


William Blount Shepard (SEAL)


Karen K. Shepard (SEAL)

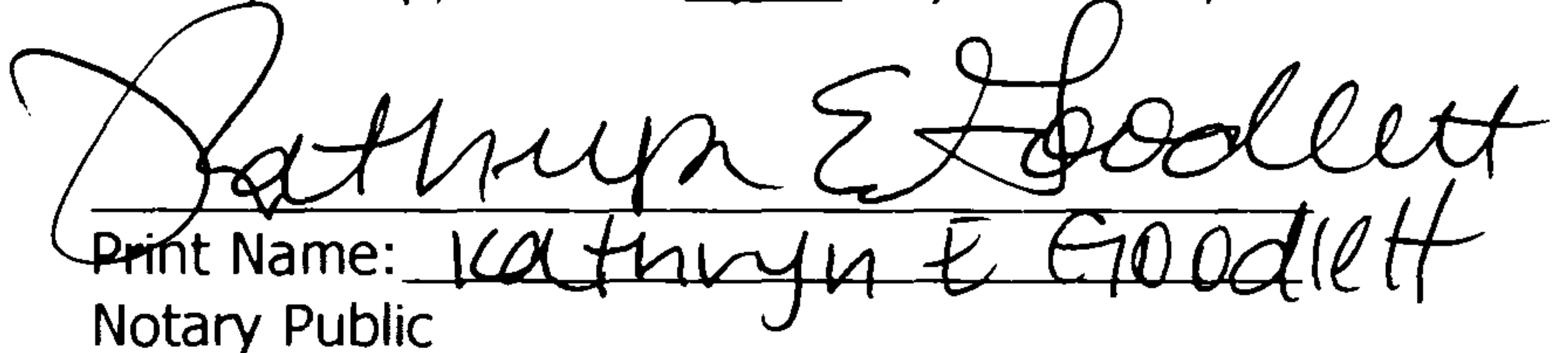
STATE OF ~~NORTH~~^{SOUTH} CAROLINA

COUNTY OF Richland

I, Kathryn Goodlett, Notary Public, for RICHLAND County,

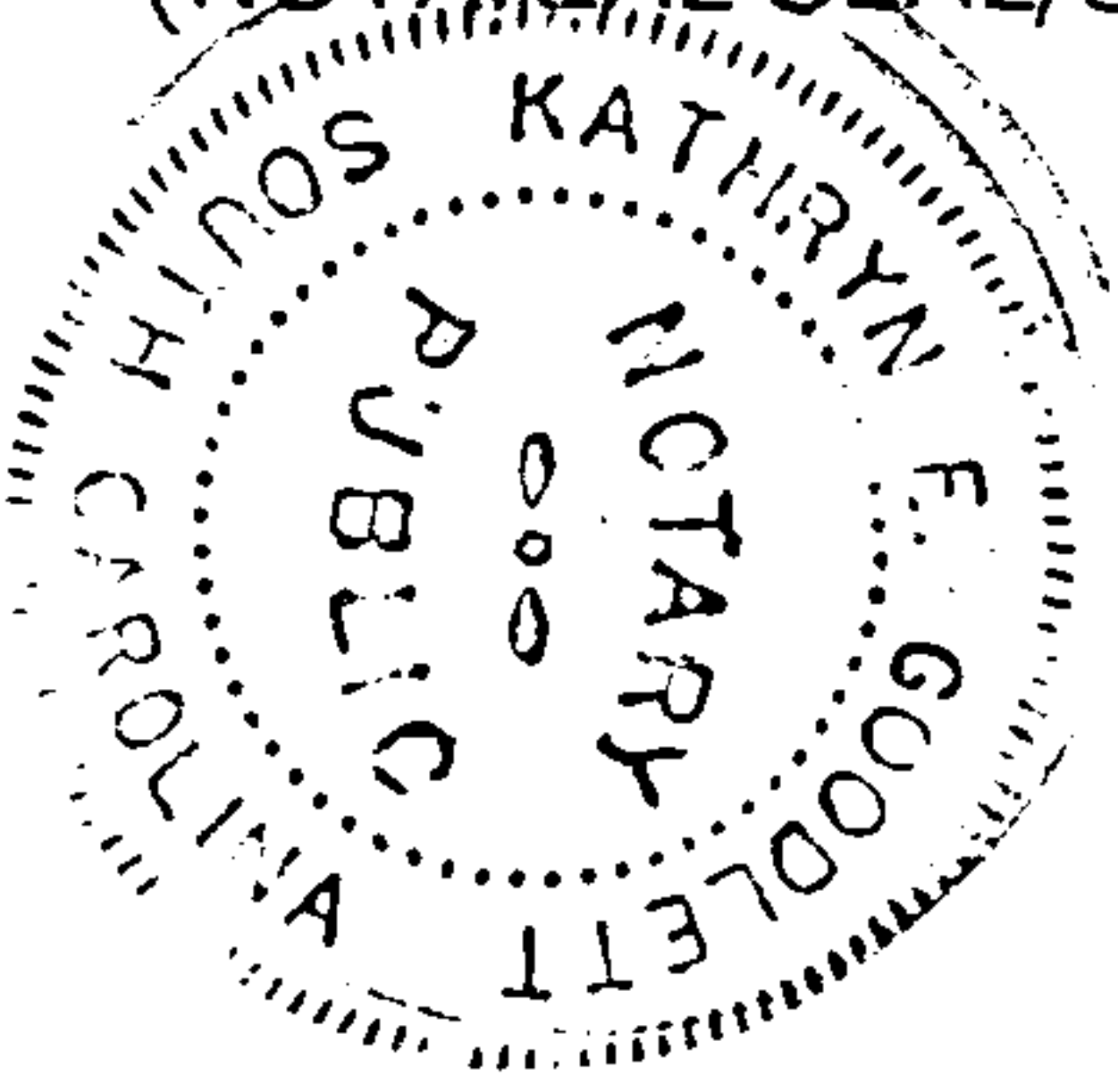
~~North~~^{SOUTH} Carolina, do hereby certify that William Blount Shepard, and wife, Karen K. Shepard, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal/stamp, this the 19 day of March, 2020.


Print Name: Kathryn E Goodlett
Notary Public

My Com. Expires: My Commission Expires June 2, 2027

(NOTARIAL SEAL/STAMP)



Elizabeth S. Hassell Revocable Trust Dated September 1,
1999

By: Elizabeth S. Hassell (SEAL)
Elizabeth S. Hassell, Trustee

William Edgar Hassell POA - witness

STATE OF NORTH CAROLINA

COUNTY OF CHOWAN

I, Chamblee B. Simonsen, Notary Public, for Chowan County,

North Carolina, do hereby certify that Elizabeth S. Hassell, Trustee of the Elizabeth S. Hassell Revocable Trust Dated September 1, 1999, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

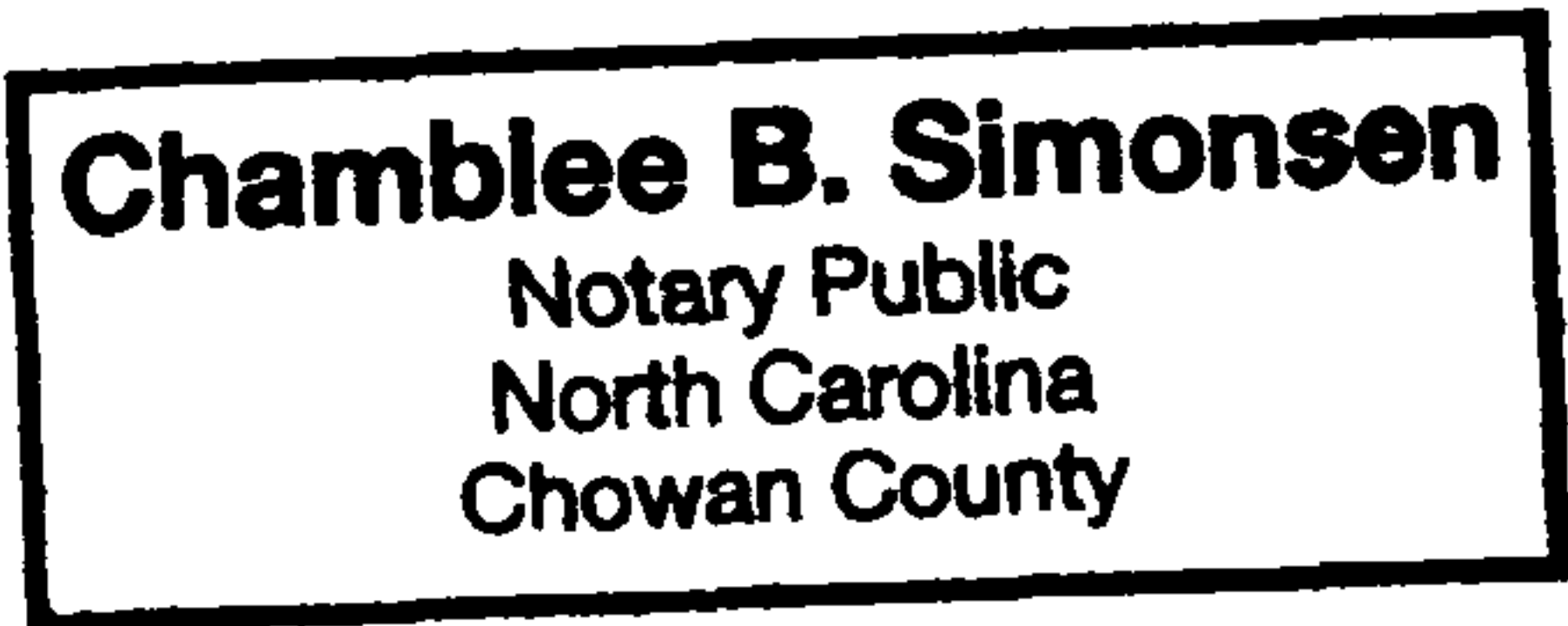
Witness my hand and official seal/stamp, this the 25th day of March, 2020.

Chamblee B. Simonsen

Print Name: Chamblee B. Simonsen
Notary Public

My Com. Expires: 12-19-2021

(NOTARIAL SEAL/STAMP)



Virginia Howard Shepard Trust Dated April 10, 1991

By: Rebecca Shepard Castlebury (USE SEAL)
Rebecca Shepard Castlebury, Trustee

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

I, Bruce Alan Underwood Notary Public, for Bernalillo County, State of New Mexico, do hereby certify that Rebecca Shepard Castlebury, Trustee of the Virginia Howard Shepard Trust Dated April 10, 1991, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal/stamp, this the 4th day of May, 2020.



OFFICIAL SEAL
BRUCE ALAN UNDERWOOD
NOTARY PUBLIC - State of New Mexico
My Commission Expires 08/31/2023

Bruce Alan Underwood
Print Name: BRUCE ALAN UNDERWOOD
Notary Public

My Com. Expires: 08/30/2023

(NOTARIAL SEAL/STAMP)

Robert Bowden Shepard Trust, Item VI Trust under the Will of Robert Bowden Shepard

By: Nora H. Shepard (SEAL)
Nora H. Shepard, Trustee

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Usha Ravichander, Notary Public, for Wake County, North Carolina, do hereby certify that Nora H. Shepard, Trustee of the Robert Bowden Shepard Trust, Item VI Trust under the Will of Robert Bowden Shepard, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal/stamp, this the 19 day of March, 2020.

Usha Ravichander

Print Name: USHA RAVICHANDER
Notary Public

My Com. Expires: 08/04/2024

(NOTARIAL SEAL/STAMP)

