

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 4/25/2022 12:53:16 PM  
Fee Amt: \$92.00 Page 1 of 3  
Revenue Tax: \$66.00  
Pamlico, NC  
Lynn H. Lewis Register of Deeds

**BK 698 PG 467 - 469**

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,  
P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$66.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 19<sup>th</sup> day of April, 2022, by and between **Jennifer L. Amalfitano and husband, Anthony Amalfitano**, hereinafter referred to as "Grantor"; and **Jeffrey Gunter**, hereinafter referred to as "Grantee". Grantor's mailing address is 1351 West 20th Street, San Pedro, CA 90732. Grantee's mailing address is 1232 Northview Street, Garner, NC 27529.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Number Two (2) Township, Pamlico County, North Carolina, and more particularly described as follows:

**Being all of Lot Number Sixty-Three (63) as shown on that plat entitled "PLAN OF MASONS POINTE SECTION TWO" dated June 16, 2015, prepared by Dennis A. Fornes, Professional Land Surveyor and recorded in Plat Cabinet A, Slide 195-11 in the office of the Register of Deeds of Pamlico County, North Carolina, reference to said plat being made for a more perfect description of said lot.**

**This conveyance is made subject to that Declaration of Covenants, Conditions, Restrictions recorded in Book 603 at page 239, Pamlico County Registry.**

**This conveyance is further made subject to the Street Disclosure Statement recorded in Book 603 at page 304, Pamlico County Registry.**

submitted electronically by "Delamar & Delamar, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pamlico County Register of Deeds.

The property described above was acquired by Grantor by instrument recorded in Book 639, Page 11, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

And Grantor covenants with 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 described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.*

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first written above.

Jennifer L. Amalfitano (SEAL)  
Jennifer L. Amalfitano

Anthony Amalfitano (SEAL)  
Anthony Amalfitano

\_\_\_\_\_ If marked or initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

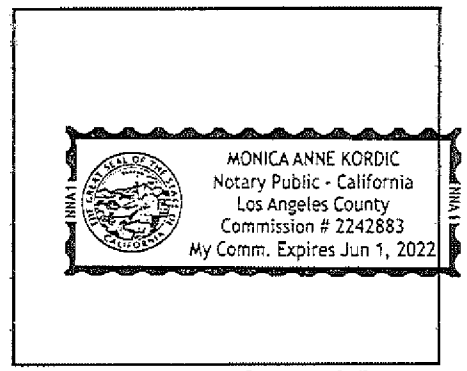
Los Angeles County, California State

I certify that the following persons 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: *Jennifer L. Amalfitano and Anthony Amalfitano.*

Date: 04/19/2022

[Signature]  
Official Signature of Notary  
Notary Public

Monica Anne Kordic  
Notary Public Printed Name



**Notary Seal or Stamp Must Appear In Above Box**

My commission expires: 06/01/2022