

BK 4816 PG 861 - 862 (2)

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Fee: \$26.00 DocType: DEED

Tax: \$60.00

Pender County, North Carolina

Sharon Lear Willoughby, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Gary Berman, 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.

Return to Grantee

Excise tax: \$60.00

Parcel number: 33409842600000

Grantee's mailing address: 122 Spring Chase Lane, Rocky Point, NC 28457

Grantor's mailing address: 1317 Edgewater Drive, #2770, Orlando, FL 32804

The property conveyed by this deed does not include the Grantor's primary residence.

THIS DEED, dated June 26, 2023, is from Heron Gaze, Inc., a Florida corporation, herein referred to as the Grantor, to Samuel Scott Loughlin and wife, Sonya Denise Loughlin, together herein referred jointly to as the Grantee).

The designations "Grantor" and "Grantee" as used herein shall include the parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following real estate lying in Pender County, North Carolina, and more particularly described as follows:

BEING all of Lot 8 in Section I of Alligator Lake, as per plat recorded in Map Book 26, page 69, Pender County Registry. Together with and subject to all rights and conditions stated in the deed that is recorded in Book 2508, page 109, Pender County Registry, said deed being from Robert Lewis Henline, Sr. and wife, Jean H. Henline, to Linda S. Forlenza; and subject to all recorded easements.

Subject to the restrictive covenant document recorded in Book 767, page 248, Pender County Registry.

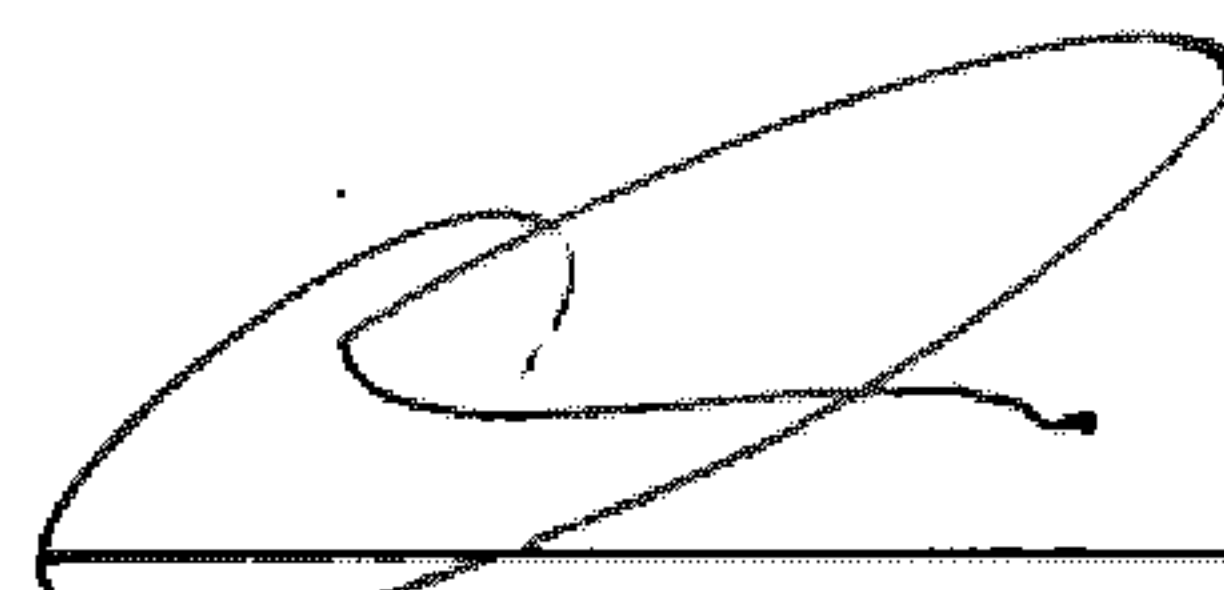
(For prior deeds of said Lot 8, see Book 4812, page 342; Book 2514, page 109; and Book 2508, page 109, Pender County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances except for unpaid property taxes for 2023 and future years.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

HERON GAZE, INC., by:



Signature (SEAL)

DARIN SCHUTT

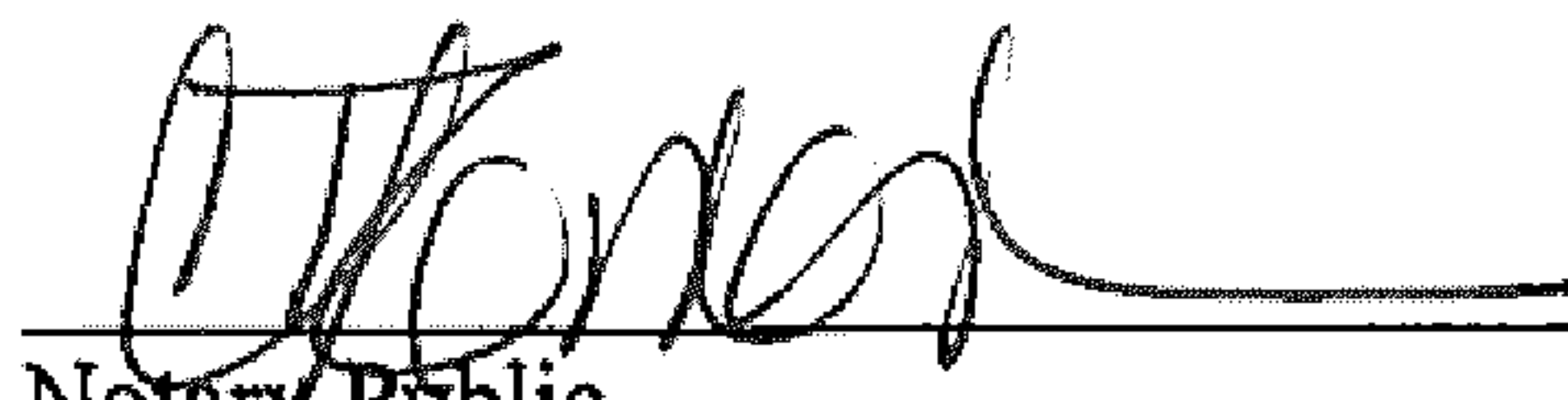
Printed Name

V.P.

Title

STATE OF FLORIDA, COUNTY OF Lee

I, Maytee Roman, a notary public of Lee County, Florida, hereby certify that Darin K. Schutt personally came before me this day and acknowledged that he or she is the Vice President of Heron Gaze, Inc., a Florida corporation, and that, by authority duly given and as an act of said corporation, he or she has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 27 day of June 2023.



Notary Public

My commission expires: 6/29/24

