

FOR REGISTRATION REGISTER OF DEEDS
 Jennifer Leggett Whitehurst
 Beaufort County, NC
 Electronically Recorded
 September 21, 2022 12:12:47 PM
 Book 2118 Page 112 - 114
 Fee: \$26.00
 NC REVENUE STAMP: \$94.00
 INSTRUMENT # 2022005504

Beaufort County Land Records
 Form Number: 58471

MRM 09/21/2022
 Land Records Official Date

Revenue Stamps: \$94.00

Recording Information

Prepared by and mail to: McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549

Tax Parcel ID No.: 5692-07-8383
 Brief Description for Index: 5.84 acres

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 19 day of September, 2022, by and between:

GRANTOR

J. Wayne Huggins and wife,
 Felicia Burroughs Huggins
 111 D Drive
 Chocowinity, NC 27817

GRANTEE

Charles Franklin Williams
 434 Station Rd.
 Stacyville, ME 04777

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, BEAUFORT COUNTY, North Carolina, and more particularly described as:

See Attached "Exhibit A"

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

11038 Deed

submitted electronically by "McFarlane Law Office, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Beaufort County Register of Deeds.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Name of Corporation or other entity

J. Wayne Huggins (seal)

By: _____

J. Wayne Huggins
Felicia Burroughs Huggins (seal)

Title: _____

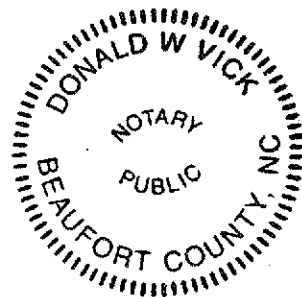
Felicia Burroughs Huggins (seal)

(seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]

STATE OF NC, COUNTY OF BEAUFORT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:



J. Wayne Huggins & Felicia Burroughs Huggins

Date of Notarization: 9-9-2022

Donald W. Vick
Notary Public Signature

My commission expires: 2-17-2026 (date)

Notary Stamp/Seal

DONALD W VICK

<===== Print Notary Name Here

STATE OF _____, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____ (date)

Notary Stamp/Seal

<===== Print Notary Name Here

Exhibit A

That certain tract or parcel of land lying and being in Chocowinity Township, Beaufort County, North Carolina, more particularly described as follows:

TRACT NO. ONE: Beginning in the center of the run of Hill's Creek at its intersection with the new road crossing said creek, which new road begins at the foot of the Clark Road near Henry Edwards' house and runs with the center of said new road North 89 deg. East 957 feet to the Northwest corner of the tract of land conveyed by Reddick Hill, Jr. to Tidewater Investment Corporation: thence leaving said road and with the line of Tidewater Investment Corporation South 6 deg. West 200 feet, (magnetic declination 1959); North 89 deg. 30 min. West 441 feet, (magnetic declination 1959), South 30 deg. West 437 feet (magnetic declination 1959) to a point, a corner in the center of Hill's Creek; thence with the center of Hill's Creek North 36 deg. 45 min. West 257 feet; North 53 deg. 35 min. West 320 feet; North 21 deg. 30 min West 220 feet to the point or place of beginning. All courses hereinabove mentioned are magnetic declination as of date of the original map and conveyance to Romeo Clark, other than the three specifically herein set out.