

BK 1762 PG 680 - 681 (2)
This Document eRecorded:
Tax: \$5.00
Currituck County, North Carolina
Denise A. Hall, Register of Deeds

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Fee: \$26.00

Currituck County Land Transfer Tax: 25.00 County Excise Tax: 1985 Sessions Law Chapter 670 (HB 215)

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: \$30.00

Parcel Identification No. 101A00400140001 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 14, Block 4, Section 1, Swan Beach, MB 3, PG 2

PROPERTY ADDRESS: 1603 Sandfiddler Road, Corolla, North Carolina 27927

THIS DEED made this _____ 1st _____ day of March, 2024, by and between

GRANTOR	GRANTEE
LENDMARK FINANCIAL SERVICES, LLC, a Georgia domestic limited liability company f/k/a LENDMARK FINANCIAL SERVICES, INC. Mailing Address: 1735 North Brown Road, Suite 300 Lawrenceville, GA 30043	DIGITAL BUSINESS CORP., dba REELVEST PROPERTIES, a California Corporation 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 **CURRITUCK** 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 Currituck County Register of Deeds.

That certain lot of land shown and designated as Lot 14, Block 4, Section 1, on the Plat of Swan Beach, said Plat being recorded in Map Book 3, Page 2, Currituck County Registry.

Being the same property conveyed to Lendmark Financial Services, Inc. by Substitute Trustee's Deed from Jeff D. Rogers, Substitute Trustee dated 26 February 2004 and recorded on 18 March 2004 in Book 758, Page 169, Currituck County Registry.

Being also known as: 1603 Sandfiddler Road, Corolla, North Carolina 27927

Parcel No: 101A00400140001

The property conveyed herein does not 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:

2024 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.

LENDMARK FINANCIAL SERVICES, LLC, a Georgia domestic limited liability company f/k/a LENDMARK FINANCIAL SERVICES, INC.

BY: [Signature] (SEAL)
ROBERT AIKEN, PRESIDENT & MANAGER

State of Georgia, County of Oconee

I, Frank Beedle, the undersigned Notary Public of Madison County and State aforesaid, certify that **ROBERT AIKEN, PRESIDENT & MANAGER of LENDMARK FINANCIAL SERVICES, LLC, a Georgia domestic limited liability company f/k/a LENDMARK FINANCIAL SERVICES, INC.** 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 17 day of March, 2024.

(Official Notary Seal/Stamp)

[Signature]
Notary Public

My Commission Expires: 3-22-2026

