

**2024000347**BERTIE CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
**\$7.00**PRESENTED & RECORDED:  
03-22-2024 03:33:06 PMANNIE F WILSON  
REGISTERED DEEDS  
BY THOMAJA WATSON  
TRAINEE**BK: 1024 PG: 484-487**

**This certifies that there are no delinquent ad valorem real estate taxes, which the Bertie County Tax Collector is charged with collecting that are a lien on: Pin # 6911-81-2165 Bertie County Office of Land Records. This is not a Certification that the Pin # matches the deed description.**

Betty J. James 3/22/24  
Tax Collector Date

This instrument prepared by Nathan A. James 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.

Parcel ID: 6911812165  
Excise Tax: \$7.00

PREPARED BY NATHAN A. JAMES  
PEEL AND JAMES  
ATTORNEYS AT LAW  
107 UNION DRIVE, SUITE 201  
WASHINGTON, NC 27889

**WARRANTY DEED**

NORTH CAROLINA

BERTIE COUNTY

THIS DEED, made this the 14<sup>th</sup> day of March, 2024 by George Bartlett Belch, **GRANTOR**, to Gokce Capital LLC a New York Limited Liability Company of 82 Nassau St. #803, New York, NY 10038, party of the second part, **GRANTEE**.

## WITNESSETH:

The said party of the first part, in consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable considerations to him paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do grant, bargain, sell and convey to said party of the second part, their heirs, successors and assigns, that certain tract or parcel of land in the Colerain Township, Bertie County, State of North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED**

The described property is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the same, together with all and singular the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, in fee simple, subject to the following:

1. 2023 and subsequent Bertie County ad valorem taxes.
2. Such easements, rights of way, and restrictions of record in Bertie County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.

And the said party of the first part for himself, his heirs, executors, and assigns, covenant with said party of the second part, their heirs, executors, successors and assigns, that they are seized of said premises in fee simple, and has the right to convey in fee simple; that the same are free and clear from all encumbrances excepting only those previously stated, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

(remainder of page intentionally blank, signature pages to follow)

George Bartlett Belch  
George Bartlett Belch (SEAL)  
George Bartlett Belch

STATE OF VIRGINIA  
CITY  
COUNTY OF CHESTER

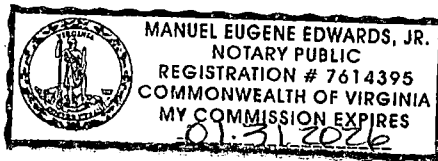
I, MANUEL EUGENE EDWARDS, JR., a Notary Public in and for the aforesaid County and State,  
do hereby certify that George Bartlett Belch personally appeared before me this day and acknowledged  
the due execution of the foregoing Deed.

Witness my hand and official seal this 14<sup>th</sup> day of March, 2024.

Manuel Eugene Edwards Jr  
Notary Public

My Commission Expires: 01.31.2026

(PLEASE PLACE NOTARY SEAL HERE)



**Exhibit "A"**

That certain parcel described as "Pasture Land" in the will of G.W. Belch, Jr. will file 95E171 Item 4-B devised to George Bartlett Belch.

Starting from the point of intersection of SR 1321 "Moore Town Road" and SR 1320 "Rockpile Rd" then running South 12 degrees 58 minutes 14 seconds West 1717.31 to a point in the centerline of SR 1320 then running South 78 degrees 27 minutes 41 seconds East 108.26 feet to an iron rod set in the centerline of an existing 15' farm path, then with said farm path South 83 degrees 30 minutes 33 seconds East 159.62 feet to an iron rod set, then continuing with said farm path South 78 degrees 31 minutes 23 seconds East 97.23 feet to an iron rod set, the point of place of BEGINNING.

From the point of place of BEGINNING North 20 Degrees 13 minutes 37 seconds East 303.27 feet to an iron rod set in a ditch, thence along the run of the ditch North 76 degrees 15 minutes 2 seconds East 146.43 feet to an existing iron rod, thence South 9 degrees 43 minutes 55 seconds West 329.18 feet to a point thence South 10 degrees 16 minutes 31 seconds East 35.66 feet to an iron rod set thence along the existing 15' farm path as shown in deed book 746 at page 310 North 78 degrees 31 minutes 23 seconds West 201.84 feet to the point and place of BEGINNING.

Aforementioned parcel is shown as containing 1.2156 acres more or less and is depicted on that "Plat Showing Boundary Survey Depicted in Will of G.W. Belch JR. Will file 95 E 171 item Four-B devised to George Barlett Belch" prepared March 18, 2017 and recorded in Map Book 14 at Page 62 in Bertie County Public Registry.