

Revenue Stamps: \$22.00 Recording Information  
Prepared by and mail to: **McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Tax Parcel ID No.: 5-014-335  
Brief Description for Index: Celie P. Frazier Division, Tract 3

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 24 day of April, 2024, by and between:

GRANTOR

Lessie Mae Bryant, unmarried  
350 Frazier Town Road  
Havelock, NC 28532

GRANTEE

Goodwin Land Company, LLC  
A Florida Limited Liability Company  
2800 N 6<sup>th</sup> Street #5010  
St. Augustine, FL 32084

(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 \_\_\_\_\_, CRAVEN COUNTY, North Carolina, and more particularly described as:

All that certain lot or parcel of land and appurtenances thereto, containing 10.42 acres, and being designated as Tract 3, as the same is shown on that certain map or plat recorded at Plat Cabinet F, page 186B, Craven County Registry.

**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.**

12313 Deed

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

Lessie Bryant (seal)  
Lessie Mae Bryant

By: \_\_\_\_\_

\_\_\_\_\_  
(seal)

Title: \_\_\_\_\_

\_\_\_\_\_  
(seal)

\_\_\_\_\_  
(seal)

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

STATE OF NC, COUNTY OF PIH

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)]:

Lessie Mae Bryant

**DAMEON J DANIEL**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Feb. 15, 2028

[Signature]  
Notary Public (Signature)  
Dameon J. Daniel

Date of Notarization: 4/24/2024

My commission expires: 2/15/2028  
(date)

Notary  
Stamp/Seal

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: \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(date)

Notary  
Stamp/Seal

Print Notary Name Here

\_\_\_\_\_  
Notary Public Signature