

BK 2054 PG 145 - 147 (3) DOC# 10055117
This Document eRecorded: 05/03/2024 12:38:46 PM
Fee: \$26.00 DocType: DEED Tax: \$4.00
Duplin County, North Carolina
Anita Marie Savage Register of Deeds

This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collection, that are a lien on Parcel Identification Number 09-6973 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.
GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By Gary M. Rose Tax Accepted Date 05/03/2024

NORTH CAROLINA GENERAL WARRANTY DEED

DRAFTED BY: THE LAW FIRM OF G. BRAXTON PRICE, PLLC, 933 N. NORWOOD ST., WALLACE, NC 28466

Parcel: 09-6973

Tax: \$4.00

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO RECORD SEARCH OR TITLE EXAMINATION AS TO THE PROPERTY HEREIN DESCRIBED UNLESS THE SAME IS SHOWN BY HIS WRITTEN AND SIGNED CERTIFICATE.

THIS DEED made this 30th day of April, 2024, by and between

GRANTOR

**DAVID L. POKORA
and wife,
ANN B. POKORA**

**9150 Cedar St.
La Plata, MD 20646**

GRANTEE

**GOKCE CAPITAL LLC,
a New York Limited Liability Company**

**35 E. Horizon Ridge Pkwy, Ste. 110-536
Henderson, NV 89002**

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 Island Creek Township, Duplin County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Submitted electronically by "The Law Firm of G. Braxton Price, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Duplin County Register of Deeds.

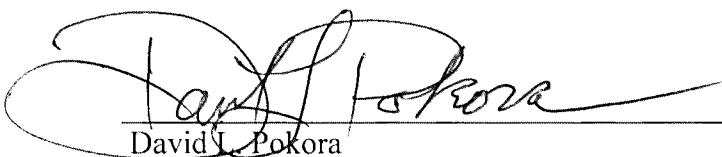
All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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:

1. All covenants, easements, and restrictions of record.
2. Ad valorem taxes for the year 2024.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 (Seal)
 David L. Pokora

 (Seal)
 Ann B. Pokora

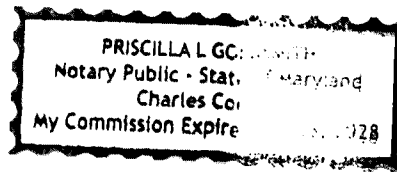
State of Maryland
 County of Charles

I, the undersigned Notary Public of the County and State aforesaid, certify that David L. Pokora and Ann B. Pokora 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 30 day of April, 2024.


Priscilla Goldsmith, Notary Public
 (Printed Name)

(Seal)



My Commission Expires: MARCH 13, 2028

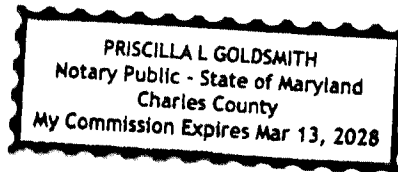


EXHIBIT A

Located in Island Creek Township, Duplin County, North Carolina.

BEING all of Lot 110, The Vineyards at River Landing, as shown on map prepared by Brent H. Whitfield & Associates, dated February 16, 2007, revised June 7, 2007, and recorded in Map Book 22, Page 80, of the Duplin County Registry, to which map reference is hereby made for a more particular description of said lot.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT for the purposes of access between NC Highway 41 and the above described Lot 110, over and across Vineyards Parkway, as shown on map recorded in Map Book 22, Page 77, and over and across the roadways shown on the various maps of The Vineyards at River Landing Subdivision as recorded in Map Book 22, Pages 77-82, of the Duplin County Registry, to which maps reference is hereby made for a more particular description of said rights-of-way.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS contained in instruments recorded in Book 1275, Page 612, and Book 1591, Pages 852, 855, 858, and 875, of the Duplin County Registry, the terms of which are incorporated herein by reference as if more fully set out herein, and such further amendments and modifications thereto as may be hereafter adopted as provided in said Covenants and Declarations.

THIS CONVEYANCE IS FURTHER SUBJECT to setback lines, as well as a ten (10.0) foot utility easement, which setback lines and easement area are set out and described in the above referred to Map Book 22, Pages 77-82, of the Duplin County Registry, which setback lines and easement rights are excepted from the conveyance herein made.