

FOR REGISTRATION REGISTER OF DEEDS

Carolyn L Garris

Beaufort County, NC

Electronically Recorded

04/29/2025 11:03:58 AM

Book: 2199 Page: 586 - 590 (5)

NC REVENUE STAMP: \$28.00

Fee: \$26.00

INSTRUMENT # 2025001857

Beaufort County Land Records
Form Number: 64159

MRM 04/29/2025
Land Records Official Date

Prepared By: RICHARD L. GRIFFIN

Return To: Humming Bird Investments LP

Parcel No: 5251

1718 Capitol Ave
Cheyenne, WY 82001

Revenue Stamps: \$ 28

NORTH CAROLINA

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

GENERAL WARRANTY DEED

BEAUFORT COUNTY

Property being conveyed ___ was X was not the primary residence of the Grantor.

THIS GENERAL WARRANTY DEED, made and entered into this the 22nd day of April, 2025, by and between, Candy J. Taylor, Widow, and Gavin Dane Taylor and wife, Karen B. Taylor, hereinafter referred to as GRANTOR, and Humming Bird Investments LP, hereinafter referred to as GRANTEE;

WITNESSETH:

That Grantors, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to them in hand paid by Grantees, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantees, their heirs and assigns, in fee simple forever the following described lot or parcel of land or real property lying and being situate in Beaufort County:

submitted electronically by "Richard L. Griffin, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Beaufort County Register of Deeds.

See attached Exhibit "A"

GRANTOR ACQUIRED PROPERTY IN DEED BOOK 1523 PAGE 916 BEAUFORT COUNTY REGISTRY.

TO HAVE AND TO HOLD the above-described lot or parcel of land or real property, together with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, their heirs and assigns, in fee simple forever.

And the Grantors, for themselves, their heirs and assigns, covenants with Grantees, their heirs and assigns, that they are seized of said premises in fee simple and has the right to convey the same in fee simple; that the premises are free and clear from all encumbrances, except easements, restrictions, and rights of way pertaining to the above described lot or parcel of land or real property of record in the Beaufort County Registry and current year ad valorem taxes, which are to be prorated between Grantors and Grantees at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine and neuter as required by context.

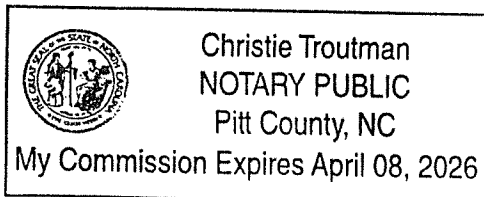
IN WITNESS WHEREOF, Grantors have adopted the word "SEAL" as their seal and have hereunto set their hand and seal on this the day and year first above written.

Candy J. Taylor (SEAL)
Candy J. Taylor

STATE OF NC
COUNTY OF Pitt

I, Christie Troutman Notary Public of the aforesaid County and State, do hereby certify **Candy J. Taylor** personally appeared before me this day and acknowledged the due execution of the foregoing and annexed deed of conveyance for the purposes therein expressed and in the capacity indicated.

WITNESS my hand and seal, this the 21st day of March 2025.



Christie Troutman

Notary Public

My Commission Expires: 4/8/26

IN WITNESS WHEREOF, Grantors have adopted the word "SEAL" as their seal and
have hereunto set their hand and seal on this the day and year first above written.

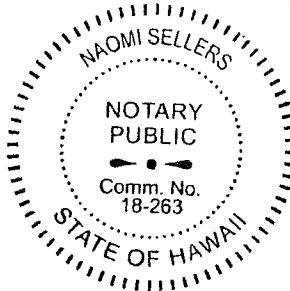
X Gavin D. Taylor (SEAL)
Gavin Dane Taylor

X Karen B. Taylor (SEAL)
Karen B. Taylor

City STATE OF Hawaii
COUNTY OF Honolulu

I, Naomi Sellers Notary Public of the aforesaid County and State, do
hereby certify **Gavin Dane Taylor** personally appeared before me this day and acknowledged
the due execution of the foregoing and annexed deed of conveyance for the purposes therein
expressed and in the capacity indicated.

WITNESS my hand and seal, this the 22nd day of April 2025.

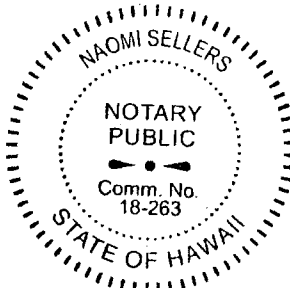


Naomi Sellers
Notary Public
My Commission Expires: 05/20/2026

City STATE OF Hawaii
COUNTY OF Honolulu

I, Naomi Sellers Notary Public of the aforesaid County and State, do
hereby certify **Karen B. Taylor** personally appeared before me this day and acknowledged the
due execution of the foregoing and annexed deed of conveyance for the purposes therein
expressed and in the capacity indicated.

WITNESS my hand and seal, this the 22nd day of April 2025.



Naomi Sellers
Notary Public
My Commission Expires: 05/20/2026

Doc Date: 4/22/2025 # Pages: 3
Notary Name: Naomi Sellers (Circuit
Doc. Description: General (Stamp or Seal)
Warranty Deed
Naomi Sellers 4/22/2025
Notary Signature Date

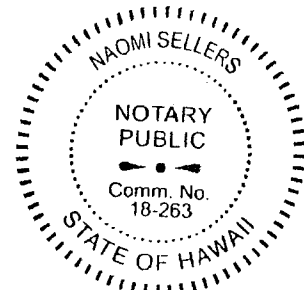


Exhibit "A"

Lying and being in Richland Township, Beaufort County, North Carolina, and being more accurately described as follows:

BEING that 3.69 acres tract or parcel of land as shown on that certain map prepared by Russell Waters entitled "Survey for Jerry Mavin Taylor" and being recorded in Deed Book 1523 at Page 917, Beaufort County Registry, to which survey reference is herein made and incorporated for a more complete and detailed description.

THERE IS ALSO CONVEYED HEREIN the right of egress, ingress and regress over that private easement (Holly Oak Drive) that affords access to and from SR 1101 and the property herein conveyed as shown on the above-referenced survey.