

Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/1/2025 10:07:39 AM
Fee Amt: \$46.00 Page 1 of 3
Revenue Tax: \$20.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4635 PG 305 - 307

GENERAL WARRANTY DEED

Excise Tax: \$20.00

Tax Parcel ID No. 62126 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, 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.

Brief description for the Index:

THIS DEED, made this the 1 day of May, 2025, by and between

GRANTOR:

Tyrone Robinson, unmarried

whose mailing address is 5336 C Wayne St., Raleigh, NC 27606
(herein referred to collectively as **Grantor**) and

GRANTEE: Humming Bird Investments LP

whose mailing address is 1718 Capitol Ave., Cheyenne, WY 82001
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Pitt, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4524 Page 219, and being reflected on plat(s) recorded in Map/Plat Book 50, page/slide 127.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Tyrone Robinson (SEAL)
Print/Type Name & Title: Tyrone Robinson

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

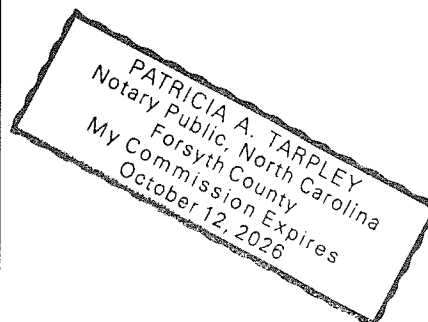
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Tyrone Robinson
_____ [insert name(s) of principal(s)].

Date: 5-1-25
Patricia A Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026

(Official/Notarial Seal)



State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

BEING all of Lot Number 1 containing 1.10 acres as the same is depicted and shown upon that map entitled "Map for the Record Francine Cobb Subdivisions, Section 1," dated July 28, 1998, drawn by Stephen M. Barrow, R.L.S., and recorded in Map Book 50, Page 127, of the Pitt County Registry.

The above lot is conveyed subject to the various minimum building set-back lines and drainage and utility easements depicted upon the above referenced map.