

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law, P.O. Box 411, Bayboro, NC 28515 (without benefit of a title examination)

N.C. Excise Tax - \$0.00

PARCEL ID: 1-051-024

NORTH CAROLINA

QUITCLAIM DEED

CRAVEN COUNTY

This deed, made and entered into this 19<sup>th</sup> day of April, 2023, by and between **James M. Hopkins, Jr. and wife Catherine B. Hopkins**, hereinafter referred to as “Grantor”; and **JMH Property L.L.C, a North Carolina limited liability company**, hereinafter referred to as “Grantee”. Grantor and Grantee’s address is 213 Sunnyside Drive, Manteo, NC 27954.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, grant, bargain, sell, convey and forever quitclaim unto the Grantee and Grantee’s heirs and assigns all right, title, claim and interest of the said Grantor in and to a certain tract or parcel of land lying and being in Number One (1) Township, Craven County, North Carolina, and more particularly described as follows:

**BEGINNING at a point in the centerline of NCSR 1476, which point of BEGINNING, lies along the various courses and distances of the centerline of NCSR 1476, 5074 feet in an easterly direction from the centerline intersection of NCSR 1476 and NSR 1643. Thence from said point of BEGINNING, North 74 degrees, 05 minutes East 722.31 feet to a point in the centerline of NCSR 1476; thence, South 16 degrees 33 minutes West 47 feet to a point; thence South 16 degrees 33 minutes West 3869.49 feet to an existing iron pipe; thence south 16 degrees 46 minutes West 192.2 feet to an existing iron pipe; thence South 16 degrees 15 minutes West 385.1 feet to an existing iron pipe; thence South 16 degrees 25 minutes West**

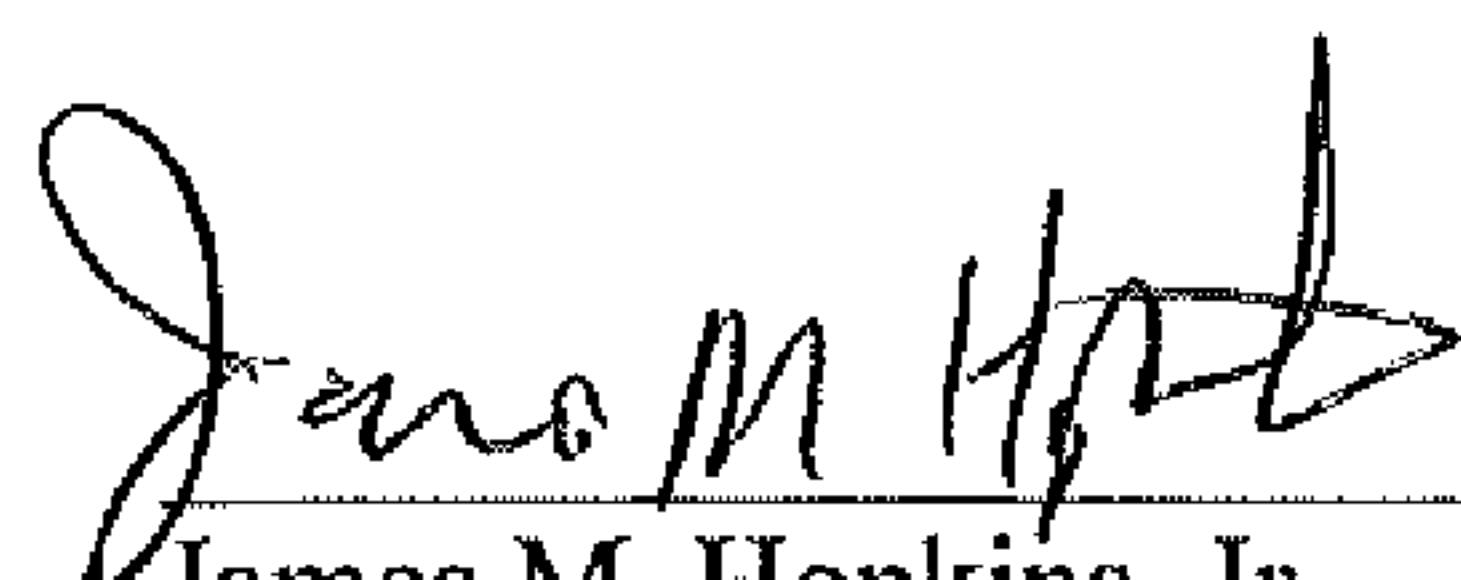
342.4 feet to an existing iron pipe; thence South 16 degrees 28 minutes West 480.4 feet to an existing iron pipe; thence South 16 degrees 25 minutes West 654.12 feet to a point in the centerline of a canal; thence along and with the centerline of a canal North 41 degrees 38 minutes West 1522.53 feet to a point; thence North 12 degrees 14 minutes West 948.92 feet to an existing iron pipe; thence North 12 degrees 00 minutes West 1033.08 feet to a point; thence North 07 degrees 22 minutes West 402.92 feet to a point unmarked by an existing iron pipe also marked by a big gum and holly with pointers; thence North 87 degrees 01 minutes East 1146.7 feet to a point; thence North 66 degrees 52 minutes East 766.89 feet to a point; thence North 01 degrees 56 minutes East 955.91 feet to an existing iron pipe; thence North 66 degrees 23 minutes East 410.93 feet to an existing iron pipe; thence North 18 degrees 50 minutes East 1317.49 feet to an existing iron pipe; thence North 16 degrees 26 minutes 20 seconds West 49.67 feet to the aforementioned point of BEGINNING, containing 175.6 acres, more or less, as shown on that certain survey for the Kite Estate prepared by Algie D. Hicks, Registered Land Surveyor.


**LESS AND EXCEPT ALL OF LOT 1 AND LOT 2 AS SET FORTH ON THAT CERTAIN MAP RECORDED IN MAP BOOK I, SLIDE 177H, CRAVEN COUNTY REGISTRY.**

**GRANTOR MAKES NO WARRANTY**, express or implied, as to title to the property hereinabove described.

TO HAVE AND TO HOLD unto the Grantee, and unto its heirs, successors and assigns, in fee simple forever, the above described real estate, together with the improvements thereon, and the hereditaments and appurtenances thereunto appertaining.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first written above.

 (SEAL)  
James M. Hopkins, Jr.


 (SEAL)  
Catherine B. Hopkins

\_\_\_\_\_ If initialed, the property includes the primary residence of at least one of the Grantors,  
otherwise, note as N/A. (per NC GS § 105-317.2)

Dare \_\_\_\_\_ County, North Carolina

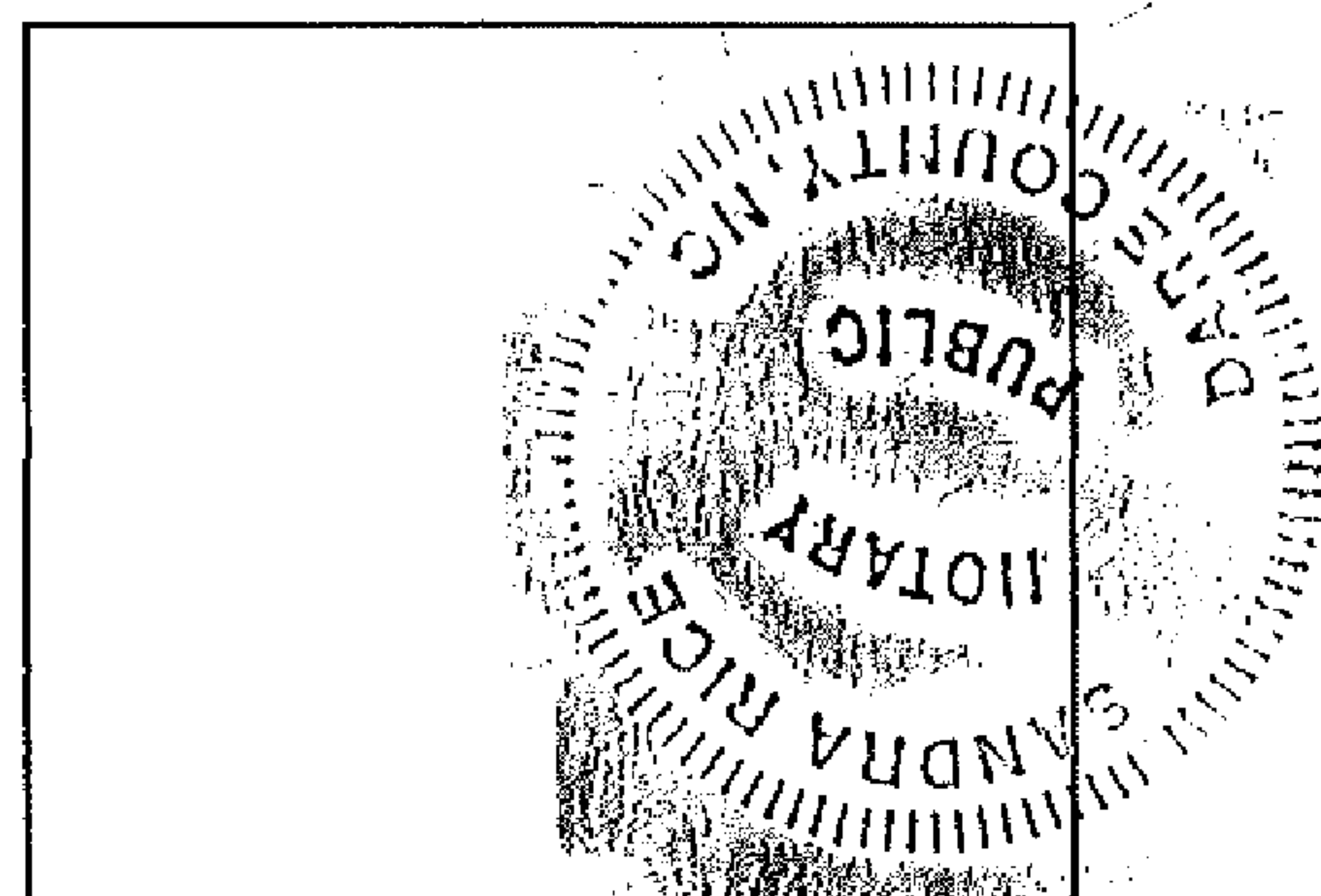
I certify that the following person(s) personally appeared before me this day, each  
acknowledging to me that he or she voluntarily signed the foregoing document for the purpose  
stated therein and in the capacity indicated: *James M. Hopkins, Jr. and wife Catherine B.  
Hopkins.*

Date: 4-19-2023

  
Official Signature of Notary  
Notary Public

Sandra Rice  
Notary Public Printed Name

My commission expires: 7/20/2024



**Notary Seal or Stamp Must  
Appear In Above Box**