



Doc ID: 014408580004 Type: CRP
Recorded: 06/14/2019 at 02:17:49 PM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK **3801** PG **90-93**

*The Attorney preparing this instrument
has made no record search or examination
as to the property herein described, unless the
same is shown by his written and signed
certificate.*

Prepared By: L. Allen Hahn, P.A.
Return To: GRANTEE
SEE BELOW (Sase)

NORTH CAROLINA
COUNTY OF PITT
Stamps \$-0-
Parcel #55253

THIS DEED, made and entered into this the 10 day of June, 2019, by and between **JAMES STEPHEN DONALDSON, unmarried** of 2806 Royal Drive, Winterville, North Carolina 28590, hereinafter called GRANTOR and **HEINTZELMAN, LLC, a North Carolina Limited Liability Company**, of 1698 E Arlington Blvd., Greenville, North Carolina 27858, hereinafter called GRANTEE;

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, 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 said Grantee, its successors and assigns, in fee simple, the following described real property, to-wit:

SEE ATTACHED EXHIBIT “A”

4

ALL OR A PORTION OF THE PROPERTY HEREIN CONVEYED X INCLUDES
OR _____ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor, for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2019 ad valorem taxes which are to be prorated between Grantor and Grantee 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.

When reference is made to the Grantor or Grantee, the singular shall include the plural, and any reference to gender shall include masculine, feminine and neuter.

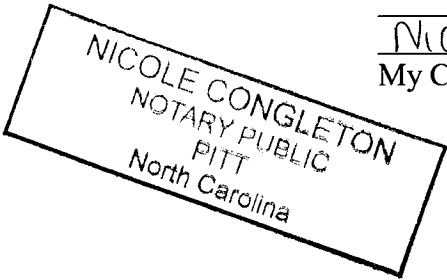
IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as his seal and has hereunto set his hand and seal on this the day and year first above written.

James Stephen Donaldson (SEAL)
JAMES STEPHEN DONALDSON

STATE OF North Carolina
COUNTY OF Pitt

I, Nicole Congleton, a Notary Public of the aforesaid County and State do hereby certify that **JAMES STEPHEN DONALDSON** either personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

Witness my hand and Notarial Seal, this the 10 day of June, 2019.



Nicole Congleton, Notary Public
My Commission Expires: 5-27-2020

EXHIBIT "A"

All that certain lot or parcel of land situated in Winterville Township, Pitt County, North Carolina and more particularly described as follows:

Beginning at an existing iron pipe located at the southwest corner of Lot 319 of Windsor Subdivision, Section 9, as shown in Map Book 45 at Page 185 of the Pitt County Registry and run N. 47-37-27 E. 158.07 feet to an existing iron pipe in the right of way of Royal Drive, a corner, thence along the right of way line of Royal Drive, a chord distance of 68.01 feet to an existing iron pipe, a corner, thence S. 09-55-38 E. 48.05 feet to an existing iron pipe, thence S. 14-44-23 E. 208.35 feet to a point, a corner, thence S. 37-59-50 W. 50.00 feet to the point of Beginning and being all of that certain property as shown the survey attached.