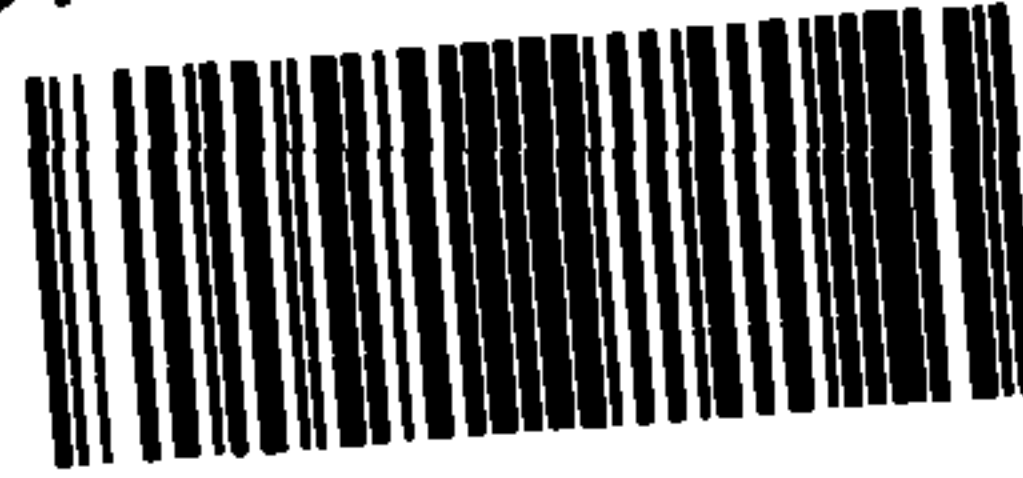


Filed: 07/01/2016 01:49:08 PM
Lynn C. Gilliard, Register of Deeds
Chowan County, NC
Revenue Tax: \$2,369.00
Land Transfer Tax: \$11,844.00

Book 487 PAGE 33 (3)

408349



6898-00-25-1579

Mail after recording to Grantee

THIS CONVEYANCE does not include the primary residence of a Grantor. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing funds.

This document was prepared by Charles A. Thomas, a licensed North Carolina Attorney, without title search, closing or tax advice.

NORTH CAROLINA
CHOWAN COUNTY

PIN 6898-00-25-1579

Revenue Stamps: \$2,369.00

GENERAL WARRANTY DEED

THIS DEED made the 30th day of June, 2016 by and between **EASTERN PRIDE, INC.**, a North Carolina corporation, whose address is 2405-F Nash Street NW, Wilson, NC 27896, ("GRANTOR"), and, **DEALS EDENTON, LLC** whose address is 8010 Ridge Rd., Ste. D1, Richmond, VA 23229 ("GRANTEE"), with the designation of GRANTOR and GRANTEE as used herein to 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 good and 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 Second Township, Chowan County, State of North Carolina and more particularly described as follows:

160278

BEING that certain land or parcel of land being bounded and described by a survey entitled “ Minor Subdivision for Marvin Ashley” which is duly recorded in Plat Cabinet 2, Slide 73, Plat F as prepared by Paul J. Toti, PLS, and asked to be incorporated in this legal description by specific reference. Said tract or parcel is bounded by survey as follows: BEGINNING at a point abutting the southwestern right-of-way of NC Highway 32, Virginia Road, a corner for this parcel and other lands of Marvin Ashley, the beginning point has a bearing of North 16 degrees 32 minutes 18 seconds East a distance of 159.64 feet to NCSR Monument “SANDY” as shown on the plat; running thence with the right-of-way of NC Highway 32 along a curve South 25 degrees 37 minutes 09 seconds East a length of 250.19 feet; radius of 1,864.77 feet; delta 7 degrees 41 minutes 14 seconds; tangent of 125.28 feet and chord of 250.00 feet to an iron rod set, a corner for this lot and other Marvin Ashley lands; thence running with Ashley land South 68 degrees 13 minutes 27 seconds West a distance of 320.41 feet to an iron rod set, a corner for this parcel and Ashley land; thence North 29 degrees 10 minutes 41 seconds West a distance of 208.24 feet to a point, an iron rod set, a corner for this parcel and Marvin Ashley land; thence North 60 degrees 49 minutes 19 seconds East a distance of 333.26 feet to the BEGINNING point. Said parcel contains 1.730 acres by survey.

THE GRANTOR acquired the property by instrument recorded in Deed Book 470, Page 552 in the Chowan County Registry.

TO HAVE AND TO HOLD the above described lot or parcel of land with all privileges and appurtenances thereunto belonging the said GRANTEE, its successors and assigns in fee simple forever.

THIS CONVEYANCE is made subject to all covenants of record, easements, permits, restrictions and rights of way of record.

AND THE GRANTOR, for itself, successors, and assigns covenants to and with the GRANTEE, its successors and assigns, that the GRANTOR is seized of the said premises in fee simple and has full rights to convey the same in fee simple; that the premises are free from encumbrances, except as stated above; and that the GRANTOR will warrant and defend the title to the same against the lawful claims of all persons, subject to the exceptions stated above.

IN TESTIMONY WHEREOF, the GRANTOR has hereunto caused this Deed to be executed in capacity as Trustee, by proper authority, the day and year first above written.

GRANTOR: EASTERN PRIDE, INC.

By Charles A. Thomas (Seal)
Charles A. Thomas / President

NORTH CAROLINA
WILSON COUNTY

I, Melissa S Jones, a Notary Public in and for the County and State
aforesaid, do hereby certify that Charles A. Thomas, personally came before me in the
capacity and with the authority as President this day, and executed the foregoing Deed.

Witness my hand and Notary Seal this 29th day of June, 2016.

My Commissions Expires June 10, 2018
Melissa S. Jones (Affix Seal)

