



This document presented and filed:
07/01/2025 03:52:33 PM

Penny T. Newbern
Penny T. Newbern, Pasquotank County, NC

Excise Tax: \$2,200.00

PASQUOTANK COUNTY

Deed number 05-755
Transfer tax \$11,000.00
Delinquent tax \$0
Johnnie Spelton
Pasquotank County Assessor's Office

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,200.00

Parcel Identifier No. P143-59A & P144-9 Verified by _____ County on the _____ day of _____, 20_____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Surles Law Firm, PLLC 6201 Fairview Rd., Ste. 325, Charlotte, NC 28210, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds. **NO TITLE EXAMINATION PERFORMED BY PREPARER**

Brief description for the Index: 141 Knobbs Creek Dr and adjacent tract, Elizabeth City, NC

THIS DEED made this 30th day of June, 2025, by and between

GRANTOR	GRANTEE
UFP REAL ESTATE, LLC , a Michigan limited liability company <u>Mailing Address:</u> 2801 East Beltline Ave. NE Grand Rapids, MI 49525	ELIZABETH CITY REAL ESTATE II LLC , a Virginia limited liability company <u>Mailing Address:</u> 501 N. Main Street P.O. Box 1148 Culpeper, VA 22701

The designation Grantor and Grantee as used herein shall 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 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 the City of Elizabeth City, Pasquotank County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A", attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1375 Page 945.

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

A map showing the above described property is recorded in Plat Book N/A page N/A.

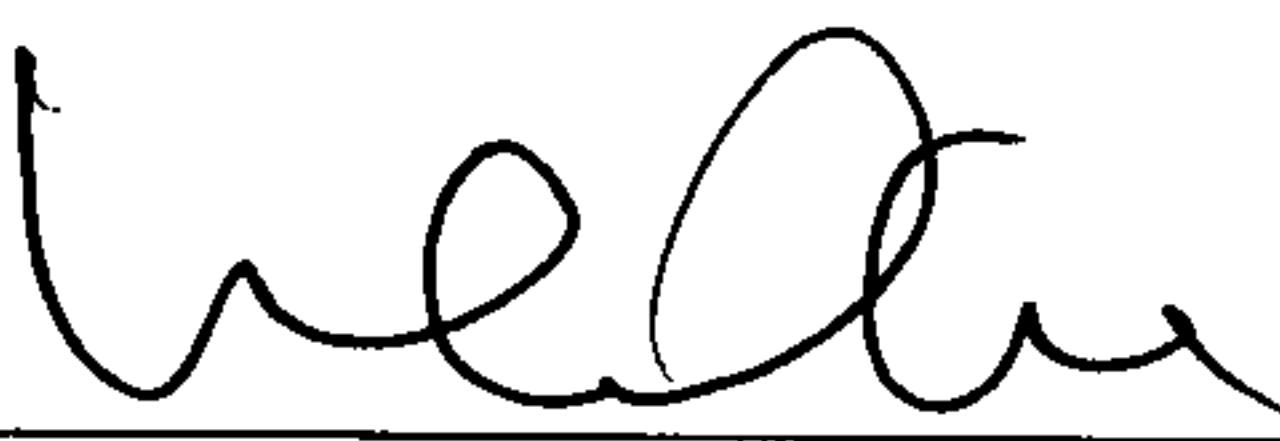
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

SEE EXHIBIT "B", attached

IN WITNESS WHEREOF, Grantor has executed this instrument on the date set forth in the notary acknowledgement to be effective as of the date first written above.

**UFP Real Estate, LLC,
a Michigan limited liability company**

By:  (SEAL)
Name: Michael R. Cole
Title: Treasurer

STATE OF Michigan)
COUNTY OF Kent)

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: Michael R. Cole, in their capacity as the Treasurer of UFP Real Estate, LLC, a Michigan limited liability company.

Date: June 26, 2025

[Notarial Seal/Stamp]

Monica P. Taylor
Notary Public
Monica P. Taylor
Print Name

My commission expires: March 13, 2030

EXHIBIT "A"**Legal Description**

FIRST TRACT: BEGINNING at the point of intersection of the South right of way line of the Southern Railroad (right of way width 100 feet) with the Southwest side of Secondary Road 1387 (right of way width 100 feet) and from said point of beginning, thence South 76 deg. 37 min. West 641.74 feet along the South side of said Railroad right of way to the Southeast side of Knobbs Creek; thence Southwestwardly and Eastwardly along the various meanders of Knobbs Creek to an iron pipe set in a fence post at the W. C. Owens, et al line; thence North 47 deg. 31 min. 20 sec. East 773.61 feet along the Owens line to the Southwest side of Secondary Road 1387; thence North 14 deg. 25 min. West 147.64 feet North 22 deg. 35 min. West 131.12 feet North 30 deg. 42 min. West 131.24 feet and North 38 deg. 19 min. 40 sec. West 521.96 feet along the Southwest side of said Secondary Road to the point of beginning and containing 33.72 acres as shown on plat of S. Elmo Williams, dated March 16, 1991 entitled in part, "The Chesapeake Corporation of Virginia, Pasquotank County, North Carolina, Providence Township."

SECOND TRACT: BEGINNING at the point of intersection of the East side of Knobbs Creek with the center line of the Norfolk-Southern Railroad (now Southern Railroad Main Line); thence along the center line thereof North 76 deg. 37 min. East 164.4 feet; thence North 14 deg. 24 min. West 257.7 feet to an iron pipe; thence South 67 deg. 33 min. East 216 feet to an iron pipe on the East side of Knobbs Creek; thence Southwardly along the East side of Knobbs Creek to the point of beginning, excepting, however, all rights of Norfolk-Southern Railroad (now Southern Railroad) in the Southernmost 50 feet of said property all as shown on plat of S. Elmo Williams, Registered Surveyor, entitled in part, "L.R. Foreman & Sons, Inc. Pasquotank County, North Carolina Scale 1 inch = 50 feet, Sept. 25, 1967."

EXHIBIT "B"**Permitted Exceptions**

1. Taxes for the year(s) 2025 and subsequent years; a lien, not yet due and payable.
2. Title to that portion of the land, if any, lying within the railroad right of way.
3. The creation or loss of land by natural or artificial changes along water forming the boundary of the land; and/or title to the land lying below the higher of the mean high water mark and/or the normal bounds of any body of water; and/or riparian rights incident to any branches, creeks, streams, lakes or other water coursing or abutting the land.
4. Survey made by MKA, a National Land Services Group, dated March 28, 2025, entitled "ALTA/NSPS Land Title Survey, Elizabeth City, 141 Knobbs Creek Drive, Elizabeth City, NC", shows the following:
 - a. Chainlink fence is located within the right of way of Southern Railroad
 - b. Chainlink fence is located within the right of way of Knobbs Creek Drive
 - c. Truck Scales extend into the right of way of Southern Railroad
 - d. Overhead power lines, OFH, power poles, monitoring wells, security lights and fire hydrant
 - e. Swamp
 - f. Southern Railroad