



Excise Tax: \$0.00

Parcel No.: 4226-00-7980-0000

This instrument Prepared by & Returned to: Ray C. Blackburn, Jr., Attorney at Law, PO Box 895, Hampstead, NC 28443. The preparer of this instrument has made no examination of the record title to the property conveyed herein and renders no opinion on title nor has preparer of this instrument rendered any advice regarding any tax matters affecting the lands transferred hereby.

**STATE OF NORTH CAROLINA  
COUNTY OF PENDER**

**GENERAL WARRANTY DEED**

THIS DEED, made this 19<sup>th</sup> day of June, 2014 by and between **PARMALEE MCCLAMMY** (Hereinafter called "Grantor") **whose mailing address is: 100 Admiral Court, Hampstead, NC 28443** and **MERWIN A. LEBLANC** (Hereinafter called "Grantee") **whose mailing address is: 58 Bainbridge Street, Brooklyn, NY 11233.**

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 GRANTOR, for valuable consideration paid by the GRANTEE, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, grant, sell, and convey unto GRANTEE in fee simple, the below described tract or parcel of land located in Pender County, North Carolina and more particularly described as follows:

**AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

Grantor acquired property hereinabove described in Deed Book 2906 at Page 143 of the Pender County Registry.

Submitted electronically by Ray C. Blackburn, Jr., Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pender County Register of Deeds.



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

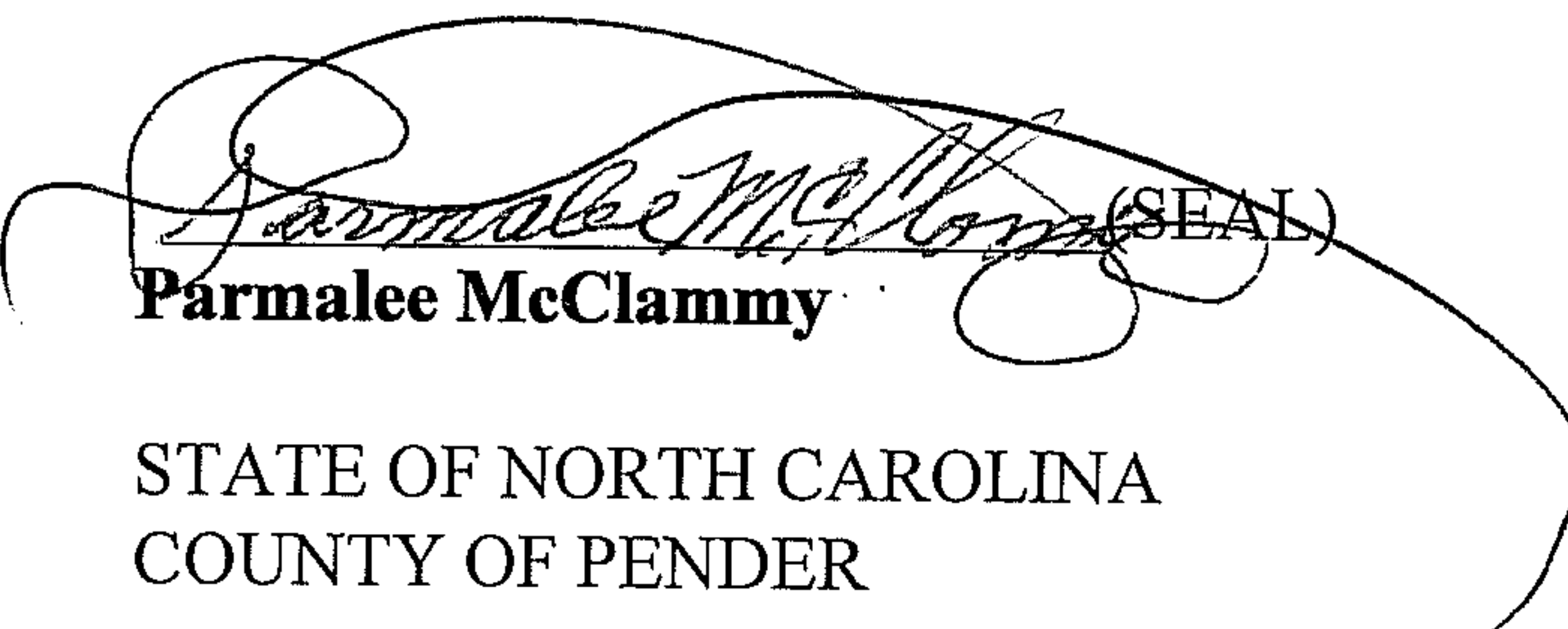
TO HAVE AND TO HOLD the above described lands and premises, together with all and singular, the rights, privileges, easements, tenements, duties, obligations and appurtenances thereunto belonging, or in any wise appertaining unto said GRANTEE, in fee simple, FOREVER.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will WARRANT and DEFEND the title against the lawful claims and demands of any and all persons whomsoever except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

1. Ad Valorem Taxes for 2014 and subsequent years.
2. General utility service easements and rights of way of record.
3. Easements and restrictions of record.
4. Pender County Zoning and/or Subdivision Ordinances and Regulations.

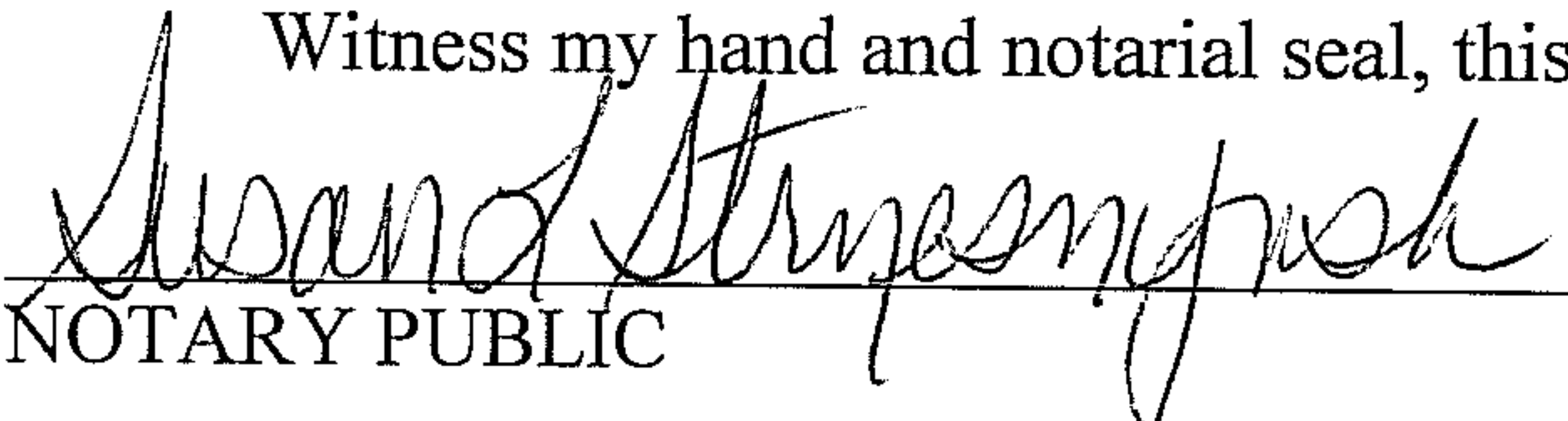
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be signed the day and year first above written.

 (SEAL)  
**Parmalee McClammy**

STATE OF NORTH CAROLINA  
COUNTY OF PENDER

I, Susan L. Strzeszynski, a Notary Public of the County and State aforesaid, do hereby certify **Parmalee McClammy**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 19th day of June, 2014.

  
 NOTARY PUBLIC

My Commission Expires: 09/25/2018

SUSAN L STRZESZYNSKI  
 NOTARY PUBLIC  
 PENDER COUNTY, NC  
 My Commission Expires 9-25-2018



**EXHIBIT "A"**

**LYING AND BEING on the Northwest side of the US Highway No. 17, and on the southeast side of the A.C.L. railroad, and BEGINNING at an iron stake in the right-of-way line of Highway No. 17, and in the J.E. Sidbury line, and runs thence North 7 degrees West with his line to an iron stake in the right-of-way line of A.C.L. railroad; thence the said right-of-way line South 69 degrees West 489 feet to an iron stake, corner of the N.C. Wildlife line; thence as the wildlife line South 27 degrees 15 minutes East 251 feet to an iron stake, thence South 00 degrees 30 minutes East 64 feet to a small pine at the head of an old ditch; thence the center of said ditch, South 26 degrees East 271 feet to an iron stake in the right-of-way line of U.S. Highway #17; thence the said right -of-way line North 42 degrees East 378 feet to the first station, containing THREE ACRES, more or less.**

**Less exceptions of record.**