

00468

RETURNED TO: *Delamar*
DATE RETURNED: *12-13-17*


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Recorded: 12/12/2017 at 12:03:49 PM
Fee Amt: \$86.00 Page 1 of 3
Revenue Tax: \$60.00
Pamlico, NC
Lynn H. Lewis Register of Deeds
BK **632** PG **468-470**

Prepared by/Return to: Sara L. Delamar, Delamar & Delamar, PLLC, Attorneys at Law,
P.O. Box 411, Bayboro, N.C. 28515

N.C. Excise Tax - \$60.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 7th day of December, 2017 by and between **Carl S. Russ and wife Ella S. Russ**, hereinafter referred to as "Grantor"; and **Benjamin P. Simms**, hereinafter referred to as "Grantee". Grantor's mailing address is 1009 West 10th Court, Panama City, FL 32401. Grantee's mailing address is 976 Contentnea Lane Grifton, NC 28530.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Pamlico County, North Carolina, and more particularly described as follows:

Being all of that property shown as "24.79 ACRES, UPLANDS," and "LOWLANDS, 8.5 +/- acres," on the survey map prepared by Atlantic Survey & Design, dated September 21, 1994, entitled "SURVEY OF 35.43 ACRES FOR CARL S. RUSS," which survey map is recorded in Plat Cabinet A, Slide 90-10, Pamlico County Registry. Said property is all of that property lying on the west side of NC Hwy 304, as shown on said plat.

The property described above is a portion of that property acquired by Grantor by instrument recorded in Book 176, Page 459, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

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And Grantor covenants with Grantee that 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 of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property described above is subject to ad valorem taxes for the current year (prorated through the date of closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

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

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Carl S. Russ (SEAL)
Carl S. Russ

Ella S. Russ (SEAL)
Ella S. Russ

_____ If marked or 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)

Bay County, Florida State

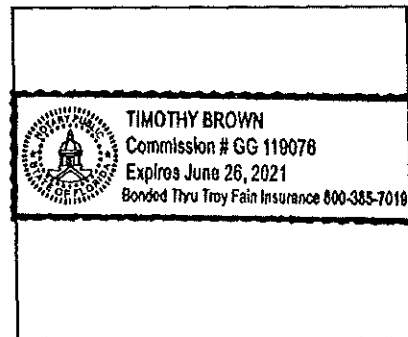
I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Carl S. Russ and Ella S. Russ.*

Date: 12/7/2017

Timothy Brown
Official Signature of Notary
Notary Public

Timothy Brown
Notary Public Printed Name

My commission expires: 6/26/2021



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