

FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
October 08, 2020 11:33:35 AM
Book 2038 Page 70-71
FEE: \$26.00
NC REVENUE STAMP: \$80.00
INSTRUMENT # 2020005302

BK 2038 PG 070



INSTRUMENT # 2020005302

Beaufort County Tax Collectors
Tax Certification
4P 10/8/2020
Tax Collector's Official Date

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 53510
BB 10/8/2020
Land Records Official Date

Prepared by and return to:
MISA B. RAYNOR, Attorney at Law
PO BOX 9, BELHAVEN, NC 27810

The property herein conveyed is not the primary residence of a Grantor.

TAX PARCEL / PIN: 03758 / 7601-00-1817
03755 / 7601-00-9597
REVENUE STAMPS: \$80.00

STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT

SPECIAL WARRANTY DEED

THIS DEED made and entered this 2nd day of October, 2020, by and between TRUIST BANK, a North Carolina Banking Institution, Asset Manager's Office, 2400 Reynolda Rd., 2nd Floor, Winston-Salem, NC 27106, hereinafter referred to as GRANTOR; to MICHAEL E. HUMPHREYS and wife, PATRICIA MALARKEY, 1244 Hillsborough Road, Chapel Hill, North Carolina 27516, hereinafter referred to as GRANTEES.

WITNESSETH:

That the said Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by said Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents, does bargain, sell and convey unto the said Grantees, their heirs and assigns, the following parcels or tracts of land in the State of North Carolina, County of Beaufort, Bath Township and more particularly described as follows:

Being all of Lot Nos. Two (2) and Two A (2A) as the same is shown on delineated on the map of "The Trade Winds", as recorded in Plat Cabinet H at Slide 6-2, in the office of the Beaufort County Register of Deeds, said map being incorporated herein by referenced for a more particular description of the aforesaid lot.

This conveyance is made together with a non-exclusive perpetual easement to and from the aforesaid Lots Nos. Two (2) and Two A (2a) for the installation,

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maintenance, and repair of water, sewer, and general utility lines over the upon the property identified as "New 20' Wide Utility Easement" on the aforesaid map.

This conveyance is made subject to the restrictive and protective covenants recorded in Book 1616 at Page 1, in the Office of the Beaufort County Registry of Deeds.

This is the same property conveyed to Branch Banking and Trust Company (now Truist Bank) by Substitute Trustee's Deed dated October 11, 2019 and recorded in Book 2003 Page 546 in the Beaufort County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging unto the said Grantees, in fee simple.

The Grantor covenants with the Grantees 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, except for ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its Vice-President, Asset Manager, all by proper Banking authority duly given, all as of the day and year above written.

TRUIST BANK

By:

David H. Worthington, Jr.
DAVID H. WORTHINGTON, JR.
VICE PRESIDENT, ASSET MANAGER

(SEAL)

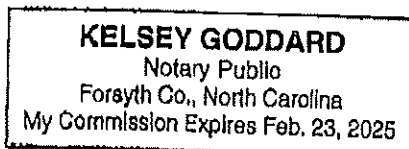
NORTH CAROLINA
COUNTY OF Forsyth

I, Kelsey Goddard, a Notary Public of the aforesaid County and State, do hereby certify that DAVID H. WORTHINGTON, JR. personally appeared before me this day and being by me duly sworn, acknowledged that he is Vice President, Asset Manager for TRUIST BANK, a North Carolina Banking Institution, and that by authority duly given and as the act of said Bank, the foregoing instrument was signed in its name by him as Vice President, Asset Manager.

WITNESS my hand and Notarial Seal, this 2nd day of October 2020.

Kelsey Goddard
NOTARY PUBLIC

My Commission Expires: 2/23/2025



Misa Raynor gm