



Sharon Lear Willoughby, Pender County Register of Deeds

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08/19/2014 08:40:05.000 NC REVENUE STAMP: \$280.00

GENERAL WARRANTY DEED

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO RECORD SEARCH OR TITLE EXAMINATION AS TO THE PROPERTY HEREINDESCRIBED, UNLESS THE SAME IS SHOWN BY HIS WRITTEN AND SIGNED CERTIFICATE.

Mail after recording to:
TIOGA, LLC
P. O. Box 15970
Wilmington, NC 28408

This instrument was prepared by:
Jackson, Mills & Carter, P.A.
5710 Oleander Drive, Suite 112
Wilmington, NC 28403

Brief description for the Index: 11.01 acres per MB 56, Pg 109 Pender County, NC

Parcel No: 3223-46-7092-0000

Rev: \$280.00 

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS DEED made this 13th day of August, 2014 by and between **JACK G. STOCKS, a married individual with a Memorandum of Pre-Marital Agreement recorded in the Pender County Registry, 211 N. Fifth Street, Wilmington, NC 28401, hereafter GRANTOR, and TIOGA, LLC, a North Carolina Limited Liability Company, P. O. Box 15970, Wilmington, NC 28408 hereafter GRANTEE.** 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 Pender County, North Carolina and more particularly described as follows:

**Located in Pender County, North Carolina and more particularly described as:
BEING all of that certain tract or parcel consisting of 11.01 acres, more or less as**

"Submitted electronically by Baker & Colby, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pender County Register of Deeds."



shown on a plat entitled "Carver Drive Tract 11.01 acres (exempt subdivision)" duly recorded in Map Book 56, Page 109, Pender County Registry, reference to which is hereby made for a more particular description thereof.

Subject to a 60' access easement as shown on the plat recorded in Map Book 56, Page 109, Pender County Registry.

The property hereinabove described property was acquired by Grantor in the Pender County Registry, North Carolina. The preparer of this instrument has been informed that property described above does NOT include the primary residence of the grantor, but no independent verification has been made and none is represented herein. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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 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:

1. All restrictive covenants of record;
2. Ad valorem taxes for the year 2014 and thereafter;
3. All utility easements, permits and rights of way of record;
4. All zoning, land use and planning rules, regulations, ordinances and statutes.

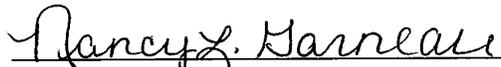
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

 (SEAL)
JACK G. STOCKS

STATE OF NORTH CAROLINA; COUNTY OF NEW HANOVER

I, Nancy L. Garneau, a Notary Public of the County of Brunswick and State aforesaid, do hereby certify that JACK G. STOCKS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this the 13th day of August, 2014.


Notary Public

My Commission Expires:
10-20-2015
(AFFIX NOTARIAL SEAL)

