

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 350.00

Parcel Identifier No. 3292-09-1146-0000 ~~3292-09-0359-0000~~ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Ray Blackburn, Attorney at Law-712 Country Club Drive, Hampstead, NC 28443

This instrument was prepared by: Eugene B. Davis, Jr., P.C. Attorney at Law,-No TITLE EXAMINATION

Brief description for the Index: _____

THIS DEED made this 5th day of September, 2014, by and between

GRANTOR	GRANTEE
Jack Ingram (a/k/a Jack R. Ingram, Sr) and wife, Ruth Gaye Ingram 218 Hoover Road Hampstead, NC 28443	Mark Armstrong 120 Summerset Landing Hampstead, NC 28443

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Hampstead, _____ Township, Pender County, North Carolina and more particularly described as follows:

BEING ALL of that property described in the Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 629 ⁷⁵³ page 27 ^{705 +}.
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 _____ page _____.

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, other than the following exceptions:

ad valorem taxes for current and subsequent years; applicable zoning and land use ordinances, statutes and regulations; and applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Jack Ingram (SEAL)
Print/Type Name: Jack Ingram

By: _____
Print/Type Name & Title: _____ Ruth Gaye Ingram (SEAL)
Print/Type Name: Ruth Gaye Ingram

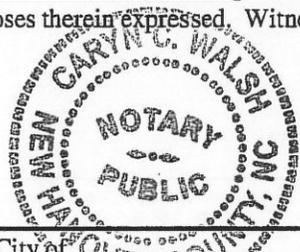
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Pender New Hanover

I, the undersigned Notary Public of the County or City of Pender New Hanover and State aforesaid, certify that Jack Ingram and wife, Ruth Gaye Ingram personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5th day of September, 2014.

My Commission Expires: 6/9/2015
(Affix Seal)



Caryn C. Walsh
Caryn C. Walsh Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

TRACT 1 Parcel #3292-09-1145-0000

Being that tract or parcel that is a portion of that tract shown as the L.D. Ingram tract on that Map recorded in Map Book 13 at Page 45 of the Pender County Registry. Said tract or parcel is bounded on the north by that parcel conveyed to Jack R. Ingram, Sr. et. al. in Book 753 at Page 765 of the Pender County Registry; on the west by the eastern right of way line of Hoover Road as shown on Map book 13 at Page 45; on the South by the Northern right of way line of the former ACLRR right of way as shown on the above referenced map and on the east by the western line of the John William Coston lands as shown on the above referenced map.

TRACT 2 Parcel #3292-09-0359-0000

BEGINNING at a new iron pipe in the eastern right of way line of S.R. 1569 Hoover Road, 30 feet from the centerline thereof, said new iron pipe being located along said right of way line, North 10 degrees 20 minutes 30 seconds West 167.37 feet from a new iron pipe at its intersection with the Northwestern right of way line of the Seaboard Coast Line Railroad, Wilmington to New Bern Branch, 50 feet from the centerline thereof, as shown on a map entitled "Map of Survey for John William Coston as recorded in Map Book 13 at Page 45 of the Pender County Registry; running thence from said beginning point with the abovementioned eastern right of way line of S.R. 1569, North 10 degrees 20 minutes 30 seconds West 394.07 feet to a new iron pipe; running thence North 79 degrees 39 minutes 30 seconds East 260.69 feet to a new iron pipe in a dividing line between the L.D. Ingram, Est. and John William Coston as shown on the abovementioned map; running thence with said line, South 32 degrees 44 minutes 30 seconds East 324.98 feet to a new iron pipe; running thence South 65 degrees 58 minutes West 395.79 feet to the beginning and containing 2.64 acres as surveyed by Johnie C. Garrason, Registered Land Surveyor in April, 1973 and June, 1982 and being a portion of the L.D. Ingram, Est. as shown on the abovementioned map.