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Doc No: 30080309
Recorded: 10/19/2022 04:08:38 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$730.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6798 PG 1712 - 1714 (3)

Melby Kump

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 730.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 9874-06-9416

QB

Mail after recording to: John D. Loftin, Box 733, Hillsborough, NC 27278

This instrument was prepared by: John D. Loftin, Box 733, Hillsborough, NC 27278

(without benefit of title examination)

THIS DEED made this 13th day of October, 2022 by and between

GRANTOR

OCRACOKE DREAMS, LLC

GRANTEE

133 East King Street, LLC

Mailing Address:
320 Executive Court
Hillsborough, NC 27278

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 the City of Hillsborough Township, Orange County, North Carolina, and more particularly described as follows:

PIN: 9874-06-9416

Beginning at a stake on the North side of King Street in the Town of Hillsborough, Mamie Gordon' Southwest corner, and running thence with her line North 0° 15' West 267 feet to a cedar stake in the Webb line; thence with the Webb line South 89° 45' West 39 feet 10 ½ inches to an iron stake, the Northeast corner of J. Clyde Ray's lot; thence with his line South 0° 15' East 267 feet to an iron stake on King Street; thence with King Street North 89° 45' East 39 feet 10 ½ inches to the point of beginning.

This conveyance is made subject to all applicable covenants, easements and restrictions of record.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

OCRACOKE DREAMS, LLC

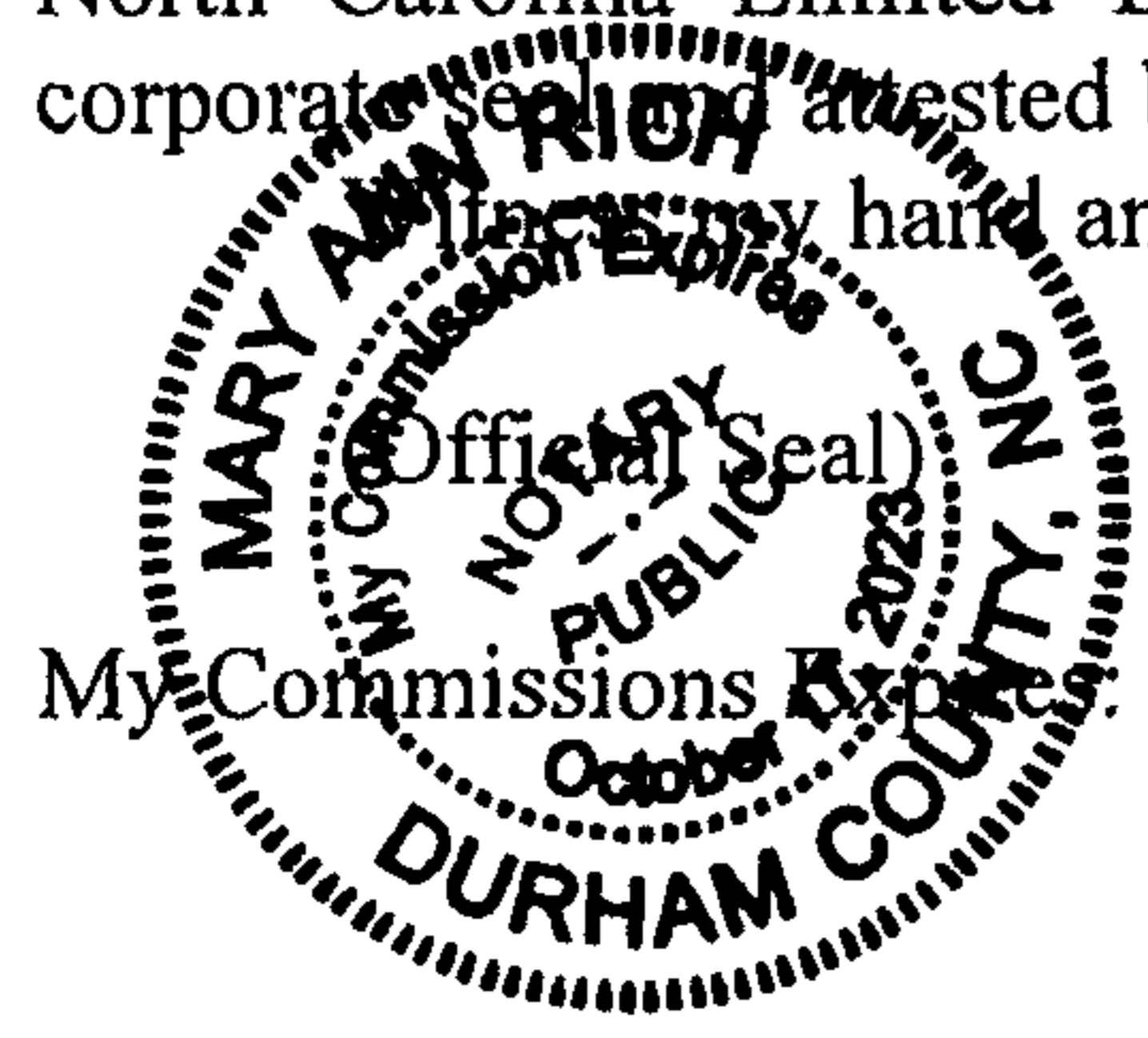
By: N. Joanne Foil (SEAL)
N. Joanne Foil, Member/Manager

By: James R. Clayton, III (SEAL)
James R. Clayton, III, Member/Manager

STATE OF NORTH CAROLINA
ORANGE COUNTY

I, Mary Ann Rich, a Notary Public of the County and State aforesaid, certify that N. Joanne Foil and James R. Clayton, III, Member/Managers, personally came before me this day and acknowledged that they are Member/Managers of Ocracoke Dreams, LLC, a North Carolina Limited Liability Company and that by authority duly given and with its corporate seal attested by them as Member/Managers.

In my hand and notarial seal, this 13 day of October, 2022



My Commission Expires: Oct. 17, 2023

Mary Ann Rich
_____, Notary Public

By: Beth Von Hagen (SEAL)
Beth Von Hagen, Member/Manager

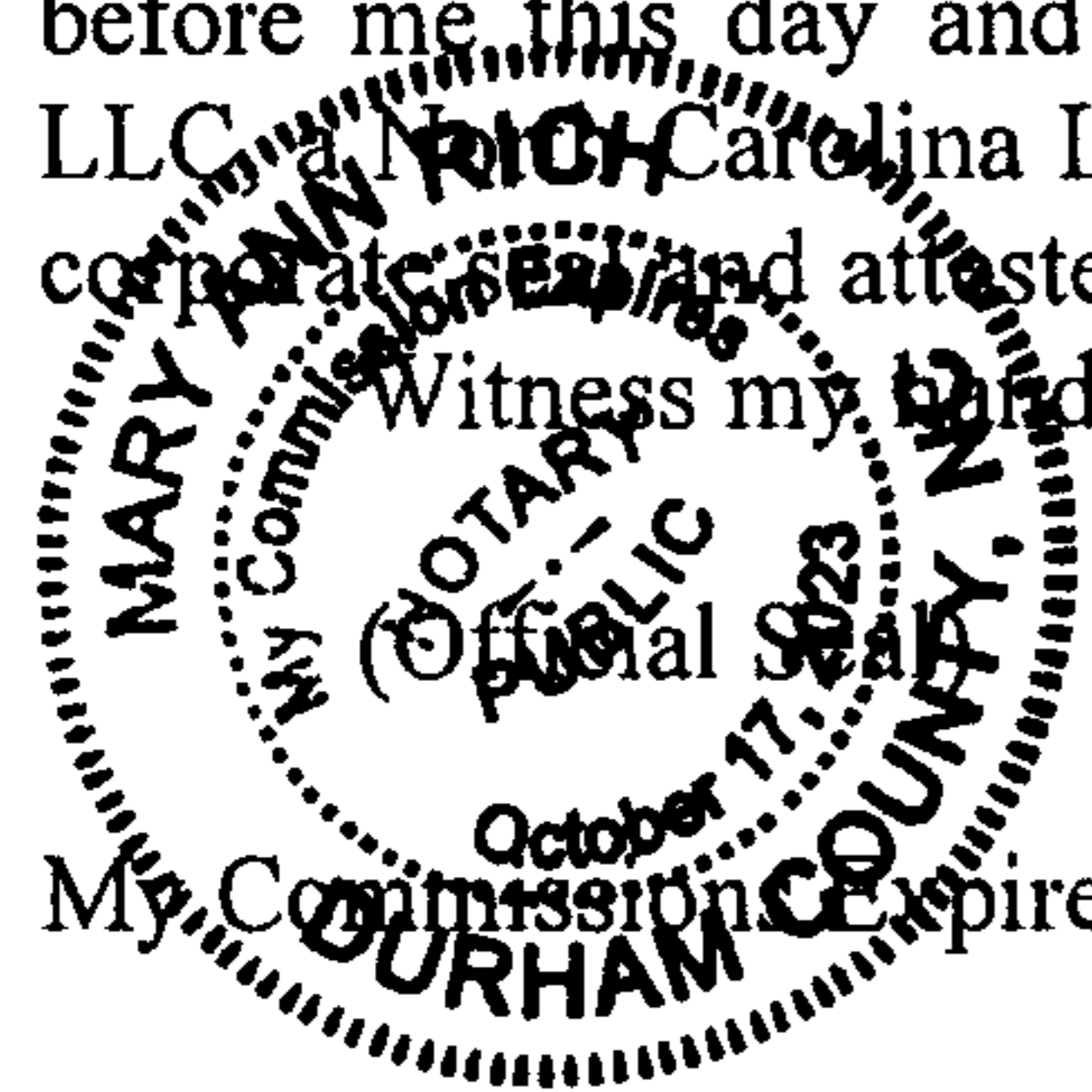
By: Donald R. Von Hagen (SEAL)
Donald R. Von Hagen, Member/Manager

STATE OF NORTH CAROLINA
ORANGE COUNTY

I, Mary Ann Rich, a Notary Public of the County and State aforesaid, certify that Beth Von Hagen and Donald R. Von Hagen, Member/Managers, personally came before me this day and acknowledged that they are Member/Managers of Ocracoke Dreams, LLC, a North Carolina Limited Liability Company and that by authority duly given and with its corporate seal and attested by them as Member/Managers.

Witness my hand and notarial seal, this 13 day of October, 2022

My Commission Expires: Oct. 17, 2023



Mary Ann Rich
_____, Notary Public