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MELANIE H. STOREY, Register of Deeds
HERTFORD County, NC



Excise Tax: \$220.00

Prepared by: William Brumsey, IV
File no. 24B619631

Parcel No. 6907-53-5169

Return to: Revelle & Lee, LLP
201 E. Main Street
Murfreesboro, NC 27855

Excise Tax: \$220.00

This document was prepared by William Brumsey, IV, a licensed North Carolina attorney, without title search, closing or tax advice. Delinquent taxes if any, to be paid by the closing attorney, Revelle & Lee, LLP, to the County Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA
HERTFORD COUNTY

GENERAL WARRANTY DEED

THIS DEED made this the 7th day of June, 2024, by and between **Christopher H. Falk, unmarried**, Grantor, whose address is 205 S. Battlefield Blvd., Suite 100, Chesapeake, VA 23322, to **ALEX JAMISON GRAY and wife, ALYSON WALLMEYER GRAY**, Grantee, whose address is 117 Verna Street, Franklin, VA 23851.

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, and 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, have and by these presents do grant, bargain, sell and convey, unto the Grantee a fee simple interest, in and to all that certain lot or parcel of land situated in Winton Township, Hertford County, North Carolina, and more particularly described as follows:

See attached Exhibit A.

It being the identical property conveyed to the Grantor by deed recorded in Deed Book 834, Page 369.

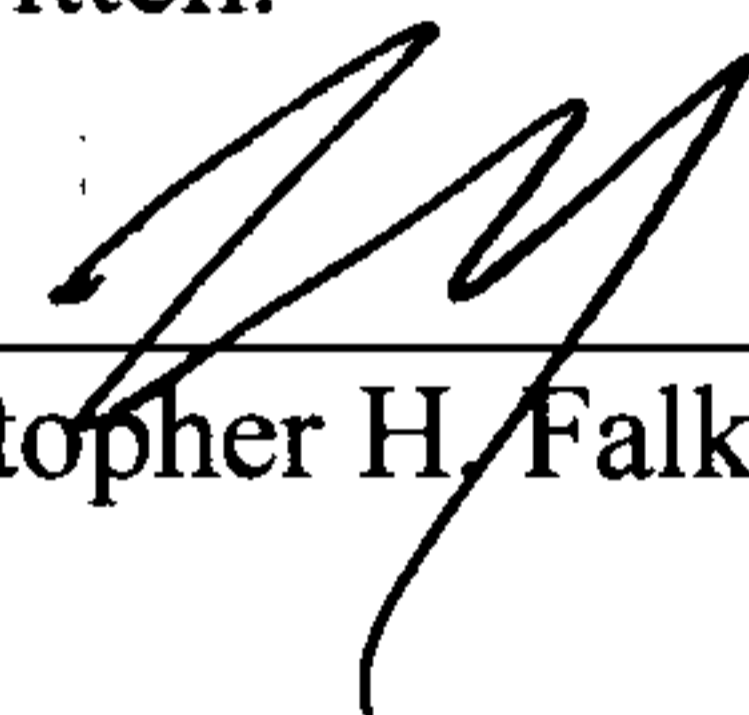
All or a portion of the property herein conveyed does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns forever.

And the said Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whatsoever except for the exceptions herein stated.

Title to the property hereinabove described is subject to easements, reservations and restrictions of record.

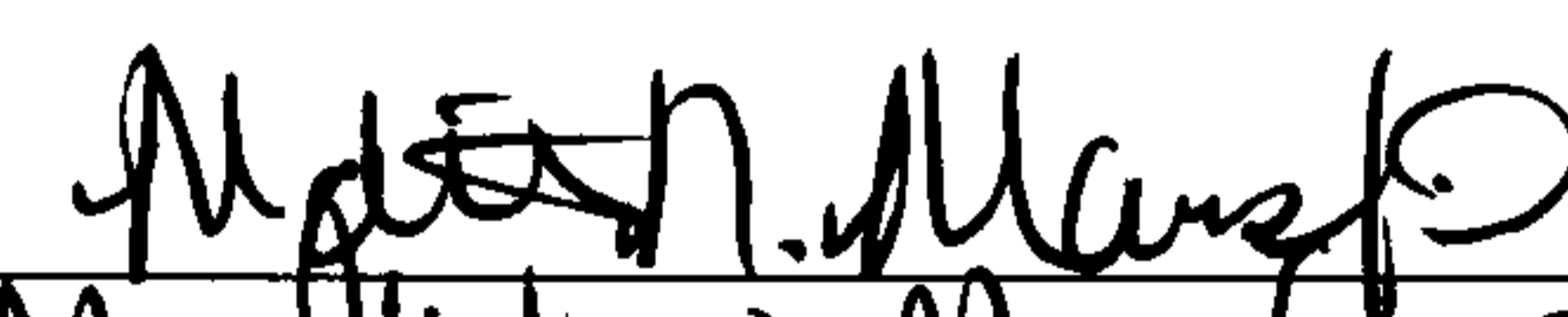
IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hand and official seal, or if Corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Grantor:  (SEAL)
Christopher H. Falk

State of NC
County/City of Currituck

I, a Notary Public of the County and State aforesaid, certify that **Christopher H. Falk** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this the 7 day of June, 2024.




Marydith N. Mansfield Notary Public
Notary's Printed or Typed Name

My commission expires: Nov. 19, 2027

Exhibit "A"

That certain lot or parcel of land lying and being in Winton Township, Hertford County, North Carolina, and being located at and adjoining the Southwest edge of the Chowan River, Northeast of the intersection of US Highway 13 and US Highway 158, and being that lot designated as "Lot 5" on plat of survey entitled "SUBDIVISION PLAT OF RIVERSEDGE" prepared by Billy Felton, Surveyor, dated January 5, 2006, and recorded in Plat Cabinet 1 at Slide 139 E-J in the office of the Register of Deeds of Hertford County, and including nonexclusive rights of way and easements thereto as shown on such plat or such amendments thereto as appear of record since the recordation thereof.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND CONDITIONS APPLICABLE TO PROPERTIES IN RIVERSEDGE SUBDIVISION AS DULY RECORDED IN THE HERTFORD COUNTY REGISTRY IN BOOK 659 BEGINNING AT PAGE 116, AND AS SUBSEQUENTLY AMENDED OF RECORD, AND THE SAME ARE INCORPORATED HEREIN BY SUCH REFERENCE AND ASSENTED TO BY THE GRANTEES BY THE RECORDATION OF THIS DEED, AND FURTHER SUBJECT TO THE MATTERS SHOWN ON THE REFERENCED PLAT, INCLUDING THE BUILDING SETBACK LINE SHOWN AS APPLICABLE ON THE REFERENCED LOT.

The conveyance is made together with and subject to legally enforceable easements, conditions, rights of way and restrictions of record or apparent on-site.

THIS CONVEYANCE IS MADE SUBJECT TO A SPECIAL CONSTRUCTION RESTRICTION, WHICH CONSTITUTES A RULE BY THE DECLARANT REGARDING USE OF SUBDIVISION ROADS:

Prior to commencement of clearing or construction on any lot, in order to avoid damage to the subdivision roads from construction and delivery equipment, the owner of such lot shall install at minimum a 25-foot wide rock driveway extending from the edge of the rocked subdivision road adjacent to such lot across any drainage ditch or swale, which ditch or swale shall be piped with at least 15 inch concrete pipe, and with such rocked driveway extending into the lot at least 25 feet beyond the center of the ditch or swale.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO UTILITY EASEMENTS AT THE WIDTH ACTUALLY REQUIRED AS PROVIDED IN THE SUBDIVISION, AND SPECIFICALLY, BUT NOT EXCLUSIVELY, TO INSTALL ELECTRIC UTILITY SERVICES ALONG THE DESCRIBED LOT CONSISTENT WITH THE RIGHT OF WAY AGREEMENT ENTERED ON DECEMBER 14, 2005 BETWEEN ASP RIVERSEDGE, LLC AND VIRGINIA ELECTRIC AND POWER COMPANY, WHICH ARE SHOWN AS TYPICALLY 15 FOOT IN WIDTH ALONG THE PROPERTY LINE ADJACENT TO SUBDIVISION ROADS BUT MAY VARY DUE TO THE CONTOUR OF AN INDIVIDUAL LOT.