

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/5/2024 1:19:27 PM
Fee Amt: \$104.00 Page 1 of 4
Revenue Tax: \$78.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4580 PG 416 - 419

----- [SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA] -----

STATE OF NORTH CAROLINA
COUNTY OF PITT
Stamps \$ 78.00
Parcel # 1334

Prepared By: Hahn and Meyerhoeffer, PA
Mail to: Grantees

GENERAL WARRANTY DEED

The attorney preparing this instrument has made no record search or examination as to the property herein described, unless the same is shown by his written and signed certificate. *All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a grantor.*

THIS DEED made and entered into this the 16th day of November 2024, by and between **KEVIN L. HAGERICH and wife, ANNMARIE R. HAGERICH** of Maryland, hereinafter called GRANTORS, and **BRAXTON CHAD SMITH** of 6413 Salem Ridge Drive, Grifton, North Carolina 28530, hereinafter called GRANTEE.

WITNESSETH:

That Grantors, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed and by these presents do give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, in fee simple, the following described real property, to-wit:

Submitted electronically by "Hahn and Meyerhoeffer, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above-described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, in fee simple forever.

And the Grantors, for themselves, their heirs and assigns, covenants with Grantee, his heirs and assigns, that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2024 ad valorem taxes which are to be prorated between Grantors and Grantees at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that she will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantors have adopted the word "SEAL" as their seal and have hereunto set their hands and seal on this the day and year first above written.

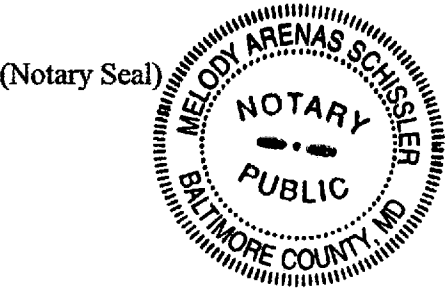
Kevin L. Hagerich (SEAL)
KEVIN L. HAGERICH

Annmarie R. Hagerich (SEAL)
ANNMARIE R. HAGERICH

STATE OF MARYLAND
COUNTY OF BALTIMORE

I, MELODY A. SCHISLER a Notary Public of the aforesaid County and State do hereby certify KEVIN L. HAGERICH and ANNMARIE R. HAGERICH either personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

Witness my hand and Notarial Seal, this the 1ST day of NOVEMBER 2024.



M. Schisler
(Notary signature)
MELODY ARENAS SCHISLER, Notary Public
(Notary printed name)

My Commission Expires: 8/27/2027

EXHIBIT "A"

A tract of land located in Swift Creek (now Grifton) Township, Pitt County, North Carolina and being designated as tract number 5 containing 34.2 acres, more or less, as shown by a map of the division of the Georgana Williams farm prepared by Joe M. Dresback, Registered Surveyor, said map being recorded in the Office of the Register of Deeds in Pitt County, North Carolina in Map Book 8 at page 23, to which map is herein referenced for a more complete and accurate description.