

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/23/2025 12:02:39 PM
Fee Amt: \$86.00 Page 1 of 3
Revenue Tax: \$60.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 742 PG 655 - 657

GENERAL WARRANTY DEED

Excise Tax: **\$60.00**

Tax Parcel ID No. **C05-7-9** Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: _____

THIS DEED, made this the **23** day of **June**, 20**25**, by and between

GRANTOR:

Daryl C. Ranton and spouse, Kim Smith Ranton

whose mailing address is _____
(herein referred to collectively as **Grantor**) and

**GRANTEE: Directed Trust Company FBO Premier Land Hub Retirement Plan Trust, Harshdeep Ahluwalia
Solo 401k Trad**

whose mailing address is 1718 Capitol Ave., Cheyenne, WY 82001
property address: 175 North Berne Landing Rd., New Berne Landing Rd., New Bern, NC 28560
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Pamlico, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 627 Page 872, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple,

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pamlico County Register of Deeds.

subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: [Signature] (SEAL)
Print/Type Name & Title: Daryl C. Ranton Daryl C. Ranton

By: [Signature] (SEAL)
Print/Type Name & Title: Kim S. Ranton Kim Smith Ranton

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

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

State of Washington
County of Concord

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Daryl C. Ranton and Kim Smith Ranton

_____ [insert name(s) of principal(s)].

Date: June 18, 2005
[Signature]
Jennifer Skelton Notary Public
Notary's Printed or Typed Name

My Commission Expires:
12/04/2006



State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

“Exhibit A”

All that certain lot of parcel of land lying and being situate in Number One Township, Pamlico County, North Carolina, and being more particularly described as follows:

Situate in Pamlico County, North Carolina and lying off Lee Landing Road, SR 1003, and being Lot 9 or Mariner's Landing Subdivision as the same is shown and more particularly described on plat of survey recorded in Plat Cabinet A, at Slide 192-14 through 192-16 of the Pamlico County Registry.

Said conveyance includes Lot 9A, shown on the above mentioned Plat as “A portion of Lot 9”.

Subject to the Declaration of Covenants Reservations and Restrictions recorded in Book 591, page 449, of the Pamlico County Registry.