

This Deed  
Book (267) our Deed  
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copy

Prepared by & return to:  
MISA B. RAYNOR, ATTORNEY AT LAW  
P O BOX 9  
BELHAVEN NC 27810

TAX ACCOUNT: 202811 RECORD: 4609  
REVENUE STAMPS: \$24.00

The property herein conveyed is not the primary residence of a Grantor.

STATE OF NORTH CAROLINA  
COUNTY OF HYDE  
WARRANTY DEED

THIS DEED, made and entered into this the 20 day of November, 2015, by and between PATRICIA B. DAWLEY by and through her Attorney-in-Fact, DANIEL L. WAGNER, 2928 Sir Walter Cres, Chesapeake, Virginia 23321, hereinafter referred to as GRANTOR; to RICHARD SHOFFNER and wife, PAULA L. HAYES, 2373 Davis Road, Haw River, North Carolina 27258, hereinafter referred to as GRANTEES.

**WITNESSETH:**

That the said Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to her in hand paid by said Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does bargain, sell and convey unto the said Grantees, their heirs and assigns, the following parcel or tract of land in Currituck Township, County of Hyde, State of North Carolina, and more particularly described as follows:

BEING Lot or Tract No. 2 as shown on that certain map or plat entitled "...Texie L. Dillon Heirs..." drawn by W. B. Duke, R.L.S., under date of October 18, 1972, a copy of said map is of record in Real Estate Book 93, Page 577 of the Hyde County Registry and is incorporated herein by

reference for purpose of description.

Also conveyed by this deed is the 20 foot right-of-way road across Lot or Tract No. 1 in said division as shown on the aforesaid map.

Also conveyed by this deed is an easement for right-of-way road to Lot No. 2 in said division which is described as follows; Beginning at the Northeastern corner of Lot No. 1 in the aforesaid division and running thence with the centerline of State Road No. 1140 North 45 degrees 13 minutes West 40 feet to a point in the centerline, running thence South 55 degrees 47 minutes West 871 feet to a point, running thence South 45 degrees 13 minutes East 40 feet to a point in the Southern line of Lot No. 3, running thence North 55 degrees 47 minutes East 871 feet with the Northern edge of 20 foot right of way shown on said map to the point of beginning. It being the intention of the previous grantor to enlarge the existing right-of-way to a 60 foot right-of-way.

This being the same property conveyed to William H. Dawley by deed dated August 1, 1979 and recorded in Book 110 at Page 490 of the Hyde County Registry. William H. Dawley died in Virginia Beach, Virginia, in about 1992, and was survived by only his spouse, Patricia Dawley

TO HAVE AND TO HOLD the aforesaid parcel or tract of land and all privileges and appurtenances thereunto belonging unto the said Grantees, and their heirs and assigns forever.

The Grantor covenants with the Grantees that she is seized in fee simple of the land above described and has good right and title to convey the same; that the same is free and clear of all liens and encumbrances, except ad valorem taxes for the current year, and she will forever warrant and defend the title to the same against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and affixed her seal this the day and year first above written.

(SEAL)

\_\_\_\_\_  
PATRICIA B. DAWLEY, by and through her Attorney-in-Fact, DANIEL L. WAGNER

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the State and County aforesaid do hereby certify that DANIEL L. WAGNER, Attorney-in-Fact for PATRICIA B. DAWLEY, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed document for and in behalf of PATRICIA B. DAWLEY, that his authority to execute and acknowledge said document is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in Hyde County, North Carolina, in Book \_\_\_\_\_, Page \_\_\_\_\_, on the \_\_\_\_ day of November, 2015, that to his knowledge, PATRICIA B. DAWLEY is not deceased at the time of the execution and acknowledgment of this document, and that this document was executed under and by virtue of the authority given by said instrument granting him power of attorney; and the said DANIEL L. WAGNER acknowledged the due execution of the foregoing and annexed document for the purposes therein expressed for and in behalf of the said PATRICIA B. DAWLEY.

WITNESS my hand and official seal this \_\_\_\_ day of November, 2015.

\_\_\_\_\_  
NOTARY PUBLIC

My Com. Expires: \_\_\_\_\_