

FOR REGISTRATION REGISTER OF DEEDS

Carolyn L Garris

Beaufort County, NC

Electronically Recorded

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Book: 2186 Page: 63 - 66 (4)

NC REVENUE STAMP: \$150.00

Fee: \$26.00

INSTRUMENT # 2024005586

Beaufort County Land Records
Form Number: 63305

MRM 11/19/2024
Land Records Official Date

Deed

St. Clair Trucking, Inc. (Grantor)

Marlough Investments, LLC (Grantee)

Prepared By: Keith D. Hackney, Attorney, 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.

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.*

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 Beaufort County Register of Deeds.

Revenue Stamps - \$ 150.00
Parcel # 10031

STATE OF NORTH CAROLINA

DEED

COUNTY OF BEAUFORT

This Deed, made the 19 day of November, 2024, by and between **St. Clair Trucking, Inc.**, an administratively dissolved North Carolina Corporation winding up its affairs, whose address is 120 Hodges Road, Washington, NC 27889, Grantor, and **Marlough Investments, LLC**, a North Carolina Limited Liability Company, of 8889 River Road, Grifton, NC 28530, Grantee:

WITNESSETH:

WHEREAS, the Grantor corporation has been administratively dissolved and is acting through its last president in winding up its affairs, pursuant to North Carolina General Statutes § 55-14-05;

Now, THEREFORE, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does bargain, grant, sell and convey unto the Grantee in fee simple, all Grantor's interest in that certain tract or parcel of land lying and being in Long Acre Township, Beaufort County, North Carolina and more particularly described as follows:

Being "Parcel A" as shown on that "A Subdivision Survey For Marlough Investments, LLC", surveyed November 4, 2024 by Sorrell Land Surveying, Inc., as recorded in Plat Cabinet J, Slide 106-9, Beaufort County Registry. Further reference is made to Deed Book 1080, Page 824. Beaufort County Registry.

THERE is also hereby conveyed a perpetual, nonexclusive easement or right of way between the Parcel B property of the grantor, his heirs, successors and assigns and S.R. 1305, Smaw Road, said easement being shown as "New 50' Easement" as shown on that map referenced above subject to the following:

1. The easement or right of way is for the purposes of ingress, egress, regress and utilities and services,
2. The easement or right of way is for the use of grantors, grantees, their heirs and assigns and invitees,
3. Users of the easement, with the exception of the grantor herein, shall share equally in the cost of maintenance of the easement.

KEITH D. HACKNEY, ATTORNEY AT LAW, WASHINGTON, NC 27889

This property IS NOT the primary residence of the Grantors.

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, subject, however to the following:

1. 2024 Beaufort County *Ad Valorem* taxes.
2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.
4. Information for preparation of this Deed was furnished by Grantor. Attorney makes no representations or warranties as to the status of this title or whether the land is encumbered by taxes, mortgages or other liens. No title search was requested and none was provided.

And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of encumbrances, except the aforesaid, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the corporate Grantor, by its President as duly authorized, has hereunto signed this instrument, the day and year first above written.

St. Clair Trucking, Inc.

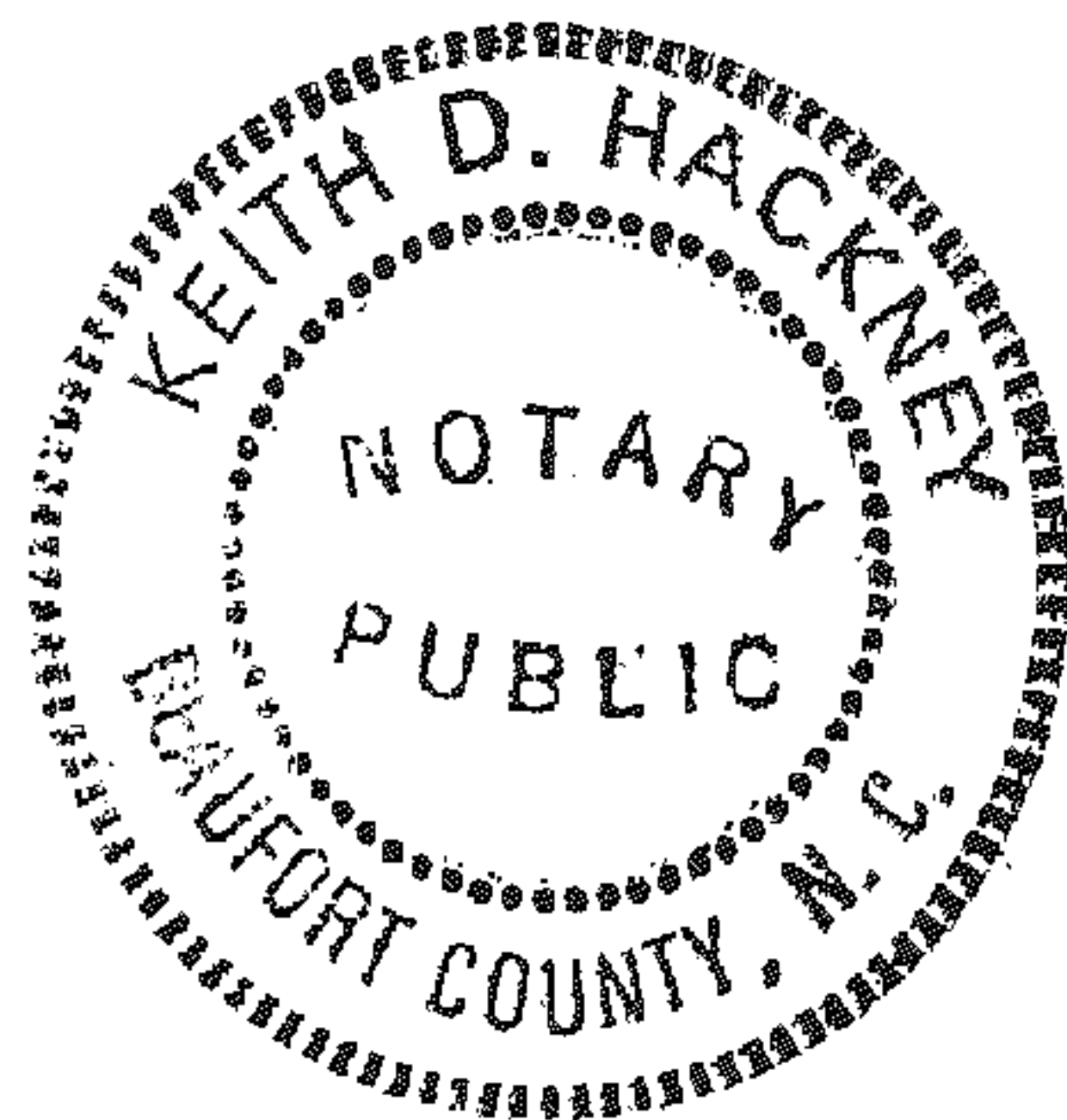


Mitchell St. Clair, President

**STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT**

I, Keith D. Hackney, a Notary Public of the County and State aforesaid, do hereby certify that **Mitchell St. Clair** personally appeared before me on this day and acknowledged that he is President of St. Clair Trucking, a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official stamp or seal, this 18 day of November, 2024.



Keith D. Hackney
Notary Public
My Commission Expires: 4/4/2029