

FILED Feb 04, 2025
AT 12:10:31 PM
BOOK 01116
START PAGE 0708
END PAGE 0709
INSTRUMENT # 00171
RECORDING \$26.00
EXCISE TAX \$11.00
MJ

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$11.00

Parcel Identifier No. 0700002 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of Neuse Rd, Suite 201, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 31 day of January, 2025, by and between

GRANTOR

GRANTEE

Darrell Dutcher and wife, Patricia Dutcher
71 Thompson Ln
Brainard, NY 12024

Gokce Capital LLC, a New York limited liability company
35 E Horizon Ridge Pkwy, Ste 110-536
Henderson, NV 89002

This instrument prepared by The North Carolina Real Estate Law Firm, 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.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ Township, Northampton County, North Carolina and more particularly described as follows:

BEGINNING at a stake at the northeast corner of C.R. Davis Lot, said stake being 843 feet; measured northwestwardly along the westerly edge of said highway, from a culvert at center of a canal on the line between the lands of R.E. Jenkins and C.R. Davis, and running thence South 73 deg. 30 min. West 290 feet to iron stake, corner for C.R. Davis, and C.A. Askew and the lands herein conveyed; thence North 16 deg. 30 min. West 150 feet to iron stake; thence North 73 deg. 30 min. East 290 feet to a stake on edge of Highway 305; thence along the edge of said highway South 16 deg. 30 min. East 150 feet to the beginning, containing one (1) acre, more or less. This description combines the two lots located side by side which were previously conveyed to William W. Miller, Sr. and wife, Dora A. Millen, by deeds recorded in the Northampton Registry in Book 485, Page 268 and Book 497, Page 14.

Parcel Number: 0700002

N.C.G.S 161-32(a1). This instrument prepared by: The North Carolina Real Estate Law Firm
a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the
closing attorney to the Northampton County Tax Collector upon disbursement of closing
proceeds.

submitted electronically by "The North Carolina Real Estate Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Northampton County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1030 page 540.

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

A map showing the above described property is recorded in Plat Book ___ page ___.

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.

And the Grantor covenants with the Grantee, 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 all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

[Signature] (SEAL)
Print/Type Name: Darrell Dutcher

[Signature] (SEAL)
Print/Type Name: Patricia Dutcher

State of North Carolina – County of Columbia

I, the undersigned Notary Public of the County and State aforesaid, certify that Darrell Dutcher and Patricia Dutcher personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31 day of January, 2025.

My Commission Expires: 07/09/2028

Beth Anne Rippe
Notary Public



