

FILED Feb 03, 2025  
AT 11:01:18 AM  
BOOK 01116  
START PAGE 0629  
END PAGE 0632  
INSTRUMENT # 00159  
RECORDING \$26.00  
EXCISE TAX \$11.00  
TC

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$11.00

Parcel Identifier No. 0200318 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 27<sup>th</sup> day of January, 2025, by and between

GRANTOR	GRANTEE
Pauline E. Williford fka Pauline E. Bratton and spouse, Michael E. Williford and  Deborah Eley Tunstall and spouse, James E. Tunstall and  William David Eley, unmarried  74 Santee Drive Chocowinity, NC 27817	Gokce Capital LLC, a New York limited liability company  35 E Horizon Ridge Pkwy, Suite 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 proceedings.

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:

Being those certain lots or parcels of land situate in Jackson Township, Northampton County, North Carolina, and being shown and described as Lots # 113, 114, 115, 116 and 117, in Map Book 1 (1912), Page 1, showing the Peebles Hill Subdivision. Reference to

said map is hereby made for a more perfect description and being further subject to all right of way easements existing and of record. Reference to Deed Book 206, Page 28; Deed Book 206, Page 350, Northampton County Registry.

Parcel Number: 0200318

The property hereinabove described was acquired by Grantor by instrument recorded in Book 652 page 21.

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.

Pauline E. Williford (SEAL)  
Print/Type Name: Pauline E. Williford

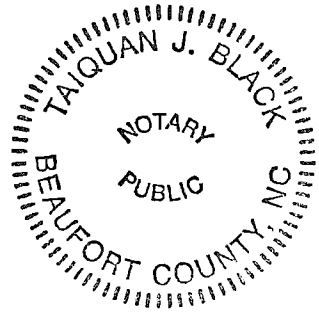
Michael E. Williford (SEAL)  
Print/Type Name: Michael E. Williford

State of North Carolina – County of BEAUFORT

I, the undersigned Notary Public of the County and State aforesaid, certify that Pauline E. Williford and Michael E. Williford 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 27<sup>th</sup> day of JANUARY, 2025.

My Commission Expires: 02/10/2020

Taiquan J. Black  
Notary Public



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

Deborah E Tunstall (SEAL)

Print/Type Name: Deborah Eley Tunstall

[Signature] (SEAL)

Print/Type Name: James E. Tunstall

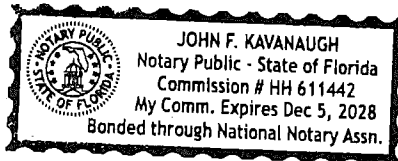
Florida AK

State of ~~North Carolina~~ County of St. Johns

I, the undersigned Notary Public of the County and State aforesaid, certify that Deborah Eley Tunstall and James E. Tunstall 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 25th day of January, 20 25.

My Commission Expires: DEC 05 2028

Notary Public [Signature]



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

William David Eley (SEAL)  
Print/Type Name: William David Eley

New York <sup>(JWW)</sup>  
State of ~~North Carolina~~ - County of Erie

I, the undersigned Notary Public of the County and State aforesaid, certify that William David Eley 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 27<sup>th</sup> day of January, 2025.

My Commission Expires: 7/25/2028

Joseph W. Wisnoski  
Notary Public

JOSEPH W. WISNOSKI  
No. 01W16190688  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires 07/28/2028

