

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/24/2025 11:39:18 AM
Fee Amt: \$55.00 Page 1 of 2
Revenue Tax: \$29.00
Pamlico, NC
Lynn H. Lewis Register of Deeds

BK 736 PG 133 - 134

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$29.00

Parcel Identifier No. H092-6-56, H092-6-89, H092-6-32-2SL, H092-6-32-39S Verified by _____ County on the
____ day of _____, 20__

By: _____

Mail/Box to: Gokce Capital LLC, 35 E Horizon Ridge Parkway, Suite 110-536, Henderson, NV 89002

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 23 day of January, 2025, by and between

GRANTOR

GRANTEE

Charles C. Gears and wife, Mary M. Gears
15 Autumnwood Way
Lewes, DE 19958

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

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 Arapahoe, _____ Township, Pamlico County, North Carolina and more particularly described as follows:

Being all of Lot No. Fifty Six (56) and Lot No. Eighty Nine (89) as the same is shown and delineated on a map of "Final Plan of SHINE LANDING", said map being recorded in Plat Cabinet A, Slides 133-7 through 133-12, Pamlico County Registry, reference to said map being hereby made for a more perfect description of said property.

THIS CONVEYANCE IS MADE SUBJECT to those certain restrictive and protective covenants recorded in Book 392, Page 517, Pamlico County Registry.

Also conveyed is Boat Slip # 2 and Boat Slip # 39 as shown on the map entitled "Proposed 40 Slip Marina of Lot 32 Final Plan of SHINE LANDING" recorded in Plat Cabinet A, Slides 136-9 and 136-10, Pamlico County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 438 page 168.

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.

Charles C. Gears (SEAL)
Print/Type Name: Charles C. Gears

Mary M. Gears (SEAL)
Print/Type Name: Mary M. Gears

State of North Carolina – County of SUSSEX, **DELAWARE**

I, the undersigned Notary Public of the County and State aforesaid, certify that Charles C. Gears and Mary M. Gears 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 23 day of JANUARY, 20 25

My Commission Expires: 08/13/26

Aislinn Maura Stabner
Notary Public

AISLINN MAURA STABNER
Notary Public
STATE OF DELAWARE
My Commission Expires 08-13-2026

