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Recorded: 12/31/2014 at 01:20:13 PM  
Fee Amt: \$476.00 Page 1 of 3  
Revenue Tax: \$450.00  
Pitt County, NC  
Lisa P. Nichols REG OF DEEDS

BK **3287** PG **592-594**

File: Danny A. Harrington

NORTH CAROLINA

PITT COUNTY

THIS DEED, made as of the 31<sup>st</sup> day of December, 2014, from CORNERSTONE PARTNERS GROUP, LLC, a North Carolina limited liability company, whose address is 117 Kaitlyn Lane, New Bern, NC 28562, hereinafter designated "Grantor" to DEBRA JEAN McNEIL, whose address is 501 Queen Street, Grifton, NC 28530, hereinafter designated "Grantee";

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has bargained and sold and by these presents sells and conveys unto Grantee, her heirs and assigns, all that certain lot or parcel of land lying and being in The Town of Grifton, Pitt County, North Carolina, and more particularly described as follows:

BEGINNING at a point located at the intersection of the northwesterly edge of the fifty (50) foot right of way of Gordon Street and the northeasterly edge of the sixty (60) foot right of way of Queen Street as the same is shown on a plat entitled: "Survey for David T.

PREPARED BY:  
KEITH B. MASON

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Cox" dated March 19, 2001 by The East Group, which said plat is incorporated herein by reference for a more complete and adequate description; running thence from said beginning point along the northeasterly edge of the sixty (60) foot right of way of Queen Street North 56° 59' 06" West 187.62 feet to a point; thence North 22° 34' 03" East 269.19 feet to a point in the southwesterly line of the property now or formerly owned by Russell Houston, III and wife as described in Book 881, Page 789, Pitt County Registry; thence along said Houston line South 57° 08' 35" East 88.53 feet to a point located in the southernmost corner of said Houston lot; thence along the southeasterly line of said Houston lot North 32° 51' 25" East 56.64 feet to a point located in the southwesterly edge of the fifty (50) foot right of way of McRae Street; thence along the edge of said right of way South 57° 08' 35" East 57.44 feet to an existing iron pipe, a control corner, located in the northwesterly line of the property now or formerly owned by Thomas Chester Branch and wife, as described in Book 625, Page 673, Pitt County Registry; thence along said Branch line South 33° 16' 19" West 150.08 feet to an existing iron pipe, a control corner, in the westernmost corner of said Branch lot; thence along the southwesterly edge of said Branch lot South 57° 38' 23" East 91.73 feet to an existing iron pipe set in the northwesterly edge of the fifty (50) foot right of way of Gordon Street; thence along the edge of said right of way South 33° 09' 27" West 172.74 feet to the point of beginning, containing 1.17 acres, more or less. SUBJECT TO, HOWEVER, a ten (10) foot wide easement to the Town of Grifton as more particularly described in Book N-42, Page 72, Pitt County Registry. Reference is made to deed recorded in Book 2698, Page 347, Pitt County Registry.

The above described property does ( ) does not ( X ) include the primary residence of the Grantor.

BUT, this property is being conveyed subject to the following:

1. Ad valorem taxes for the year 2015 and subsequent years;
2. All easements, conditions, and restrictions of record, if any.

TO HAVE AND TO HOLD said property, together with all privileges and appurtenances thereunto belonging or in anywise appertaining unto Grantee, her heirs and assigns, in fee simple.

Grantor covenants that it is seized of the above-described property in fee and has the right

to convey the same in fee simple, that the same is free and clear of all liens and encumbrances not set out above and that, except as to such liens and encumbrances, it will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its Member/Manager, all by proper authority duly given, all as of the day and year first above mentioned.

CORNERSTONE PARTNERS GROUP, LLC,  
a North Carolina limited liability company

By: Gerald L. Cox, Manager  
Gerald L. Cox, Member/Manager

NORTH CAROLINA

Pitt COUNTY

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Gerald L. Cox and acknowledged that he is Member/Manager of CORNERSTONE PARTNERS GROUP, LLC, a North Carolina limited liability company, and that he, as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the company for the purposes therein expressed.

Witness my hand and notarial seal this the 31st day of December, 2014.

Pamela S. Porter  
Notary Public  
Pamela S. Porter

My Commission expires:

July 11, 2015

PAMELA S. PORTER  
NOTARY PUBLIC  
Pitt County  
North Carolina  
My Commission Expires \_\_\_\_\_