

EXHIBIT

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Doc No: 352978  
Recorded: 07/16/2020 03:04:36 PM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$320.00  
Currituck County North Carolina  
Denise A. Hall, Register of Deeds  
BK 1546 PG 818 - 820 (3)

TRANSFER TAX AMOUNT 1600.00 JJ  
DATE/COLLECTOR 7-16-2020 TRF

Excise Tax: \$

Parcel No: 0077-000-0002-0000

Recording Time, Book and Page:

Mail after recording to: The Twiford Law Firm, PO Box 669, Moyock, NC 27958

This instrument was prepared by: William Brumsey, III/mnm File no. 20B55821

Brief Description for Index:

Fruitville Township

## NORTH CAROLINA GENERAL WARRANTY DEED

This DEED, made this 14<sup>th</sup> day of July 2020 by and between

### GRANTOR

LYNDA REBECCA BEHNKE, unmarried

PO Box 1075  
Kitty Hawk, NC 27949

### GRANTEE

VICKI S. ANSELL and  
DAVID BARIHAM as joint tenants with  
right of survivorship

PO Box 188  
Knotts Island, NC 27950

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees in fee simple, all that certain lot or parcel of land situated in Fruitville Township, Camden County, North Carolina, more particularly described as follows:

Being all of PARCEL B, containing 0.56 acres, as shown and delineated on that plat entitled in part "Recombination Survey for Christian & Lynda Behnke" dated 05/13/2002, prepared by Edward T. Hyman, Jr., Professional Land Surveyor, and recorded in Plat Cabinet C2, Slide 347 of the Currituck County Registry.

TOGETHER WITH a right of way over a 20 foot road (known as Bay Orchard Ln.) for ingress and egress that extends from SR 1259 to subject property as shown on plat recorded in Plat Cabinet C2, Slide 347 of the Currituck Registry.

Tract of land herein described being a combination of the lands conveyed to Grantor by deed recorded in Deed Book 367, Page 53 and Deed Book 1059, Page 308. Christian H. Behnke passed away 08/26/2009 in Estate file 09 E 102, where property was originally held as tenants by the entireties, leaving all remainder interest in property to Lynda Rebecca Behnke.

The property is being conveyed to the Grantees as joint tenants with the right of survivorship and upon the death of one, the property herein described will pass to the survivor and not to the heirs at law or devisees of the decedent.

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

This instrument prepared by: William Brumsey, III, 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 property hereinabove described was acquired by Grantor by instrument recorded in Book 1059 Page 406

A map showing the above described property is recorded in Plat Cabinet Slide

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantees 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Reservations, restrictions and easements of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

LYNDA REBECCA BEHNKE, BY Denise Behnke Guard, her attorney in fact

By \_\_\_\_\_  
President

(SEAL)

ATTEST:

(SEAL)

Secretary (Corporate Seal)

(SEAL)

STATE OF NORTH CAROLINA, COUNTY/CITY OF CURRITUCK

I, \_\_\_\_\_ a Notary Public do hereby certify

that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

AFFIX SEAL

Notary Public

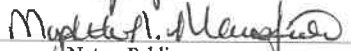
(SEAL)

My commission expires: \_\_\_\_\_

North Carolina  
County of Currituck

I, Marydith N. Mansfield, the undersigned Notary Public, do hereby certify that, Denise Behnke Guard, attorney in fact for Lynda S. Behnke, personally appeared before me this day and being by me duly sworn, says she executed the foregoing and annexed instrument for and in behalf of Lynda Rebecca Behnke, aka Lynda S. Behnke, and that this authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and filed for registration in the Office of the Register of Deeds of Currituck, NC recorded on the 9<sup>th</sup> day of February, 2001, in Book 515, Page 880, and that this instrument was executed on behalf of Lynda Rebecca Behnke, aka Lynda S. Behnke, under and by virtue of the authority given by said instrument granting her power of attorney; that the said Denise Behnke Guard, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lynda Rebecca Behnke aka Lynda S. Behnke.

WITNESS my hand and notarial seal, this the 14 day of July, 2020.

  
Notary Public

My commission expires:

Nov. 19, 2022

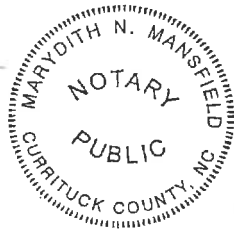
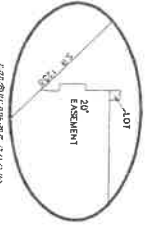


EXHIBIT  
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FILED FOR REGISTRATION ON 06/17/02  
BY: [Signature]  
Clerk of Superior Court  
County of Dare



THIS PROPERTY IS LOCATED IN FLOOD ZONE "X-1" ACCORDING TO PANEL 310073 DOTS D, DATED NOVEMBER 4, 1992.

LINE	LENGTH	BEARING
L1	10.10	N42°22'27"W
L2	8.35	S13°27'01"W
L3	10.39	S17°21'11"W

KNOTT'S ISLAND BAY

- LEGEND
- SET 1/2" REBAR
  - FOUND UNIDENTIFIED
  - △ NO POINT FOUND OR SET
  - SET P.A. NAIL
  - TOWN IN BALANCE
  - PROPERTY LINE
  - PROPERTY EXTENSION

NORTH CAROLINA, CURRITUCK COUNTY

I, Edward T. Hyman, REVIEW OFFICER OF CURRITUCK COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature]

1. EDWARD T. HYMAN, JR., HAS-2890, CERTIFY, D. THAT THE PLAT IS OF ACCURATE SURVEY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.  
1. EDWARD T. HYMAN, JR. CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY MADE UNDER MY SUPERVISION. THAT THE DEED DESCRIPTION FOR SAID PROPERTY IS RECORDED IN D.E. 44.1, P. 231, D.B. 351, PG. 23. THAT THE ERROR OF CLOSURE IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 17-20, WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER 280 AND DATE THIS DAY OF MAY, 2002.



20' R/W FOR INGRESS & EGRESS BAY ORCHARD LN.

EXISTING BORN ROAD (COMMON) 2778.04' S.R. 1256

155.15' 4073.437'

SET 1/2" REBAR 271.18'

115.03'

EXISTING IRON ROD 408.4530' 40.13'

PROPERTY LINE TO BE VACATED



PARCEL A  
27,092 SF  
0.62 ACRES  
BY COORDINATE METHOD

PARCEL B  
24,387 SF  
0.56 ACRES  
BY COORDINATE METHOD

OWN OF FORMERLY WILLIAM P. MARTIN

RECOMBINATION SURVEY  
FOR  
CHRISTIAN & LYNDIA BEHNKE  
FRUITVILLE TOWNSHIP  
CURRITUCK COUNTY  
NORTH CAROLINA

DATE: 5-13-02  
CHECKED: [Signature]  
SCALE: 1" = 20'  
DRAWING: W  
PROJECT: 02375  
SHEET: 1 OF 1

DRAWN: JPW  
APPROVED: [Signature]  
PROJECT: 02375  
SHEET: 1 OF 1

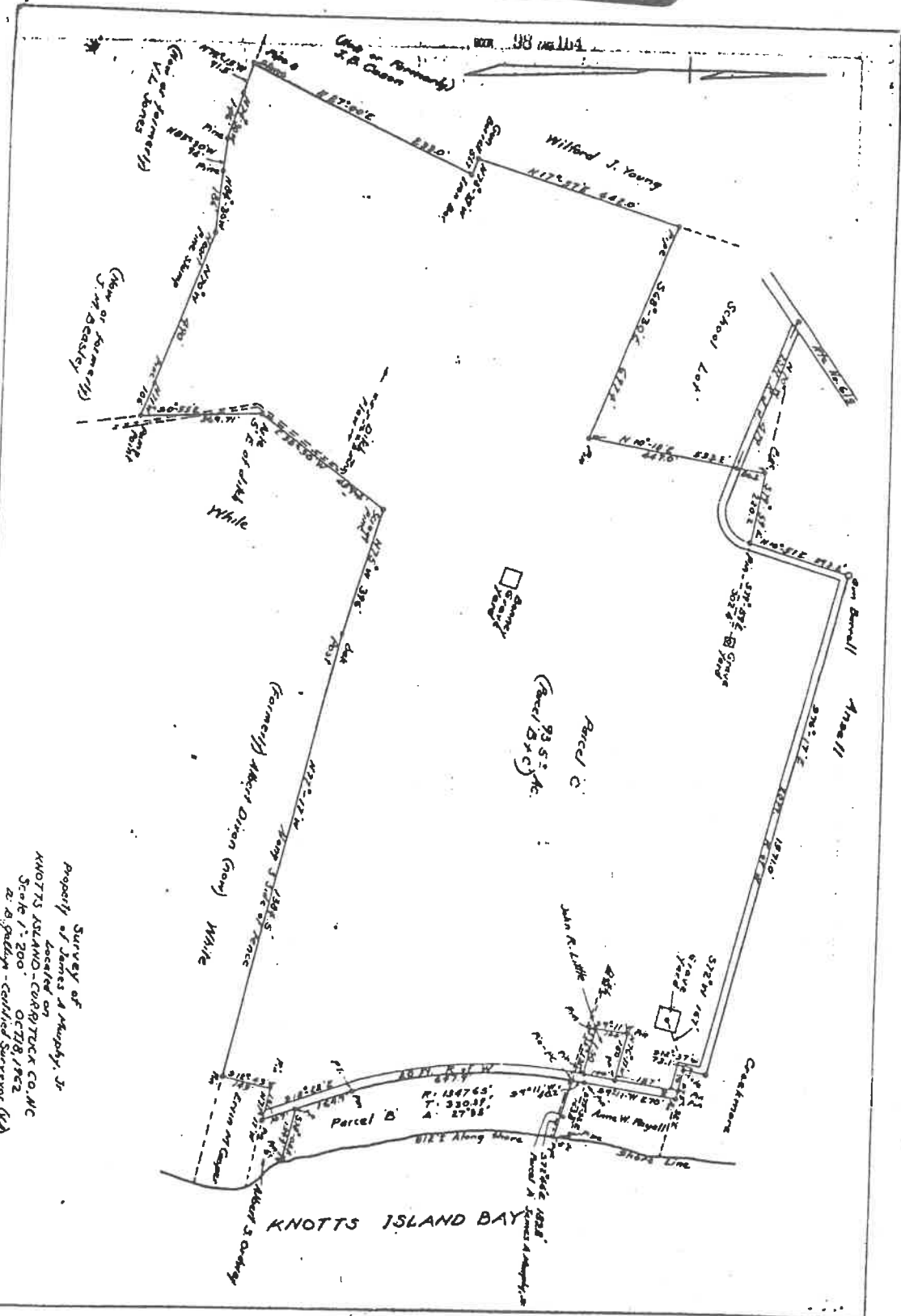
Hyman & Robey  
Land Surveyors  
520 South Hughes Boulevard  
Elizabeth City, North Carolina 27809  
(252) 336-2913 (252) 335-1888

C-2. 347

EXHIBIT

tabbles

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Survey of  
Property of James A. Murphy, Jr.  
Knotts Island - CURTIS CO. NC  
Scale 1" = 200' OCT 18, 1962  
as a public - called Surveyor (14)