

Filed: 10/06/2021 04:38:47 PM  
Lynn C. Gilliard, Register of Deeds  
Chowan County, NC  
Revenue Tax: \$540.00  
Land Transfer Tax: \$2,700.00

Book **548** PAGE **717 (4)**

421072



**DEED**

7804-07-68-7314 *oee*

---

PREPARED BY LARS P. SIMONSEN, SIMONSEN LAW FIRM, P. C., POST OFFICE  
DRAWER 848, EDENTON, N. C. 27932

MAIL AFTER RECORDING TO: Benjamin E. Overton  
Tammy G. Overton  
3891 S. Plank Road  
Sanford, NC. 27330

**NO TITLE SEARCH PERFORMED**

STATE OF NORTH CAROLINA

COUNTY OF CHOWAN

THIS DEED, made this the 30th day of September, 2021, by and between Michael F. Cavanagh and wife Barbara A. Cavanagh, whose mailing address is 50 Harlequin Drive, Sheridan, Wyoming 82801, parties of the first part, to Benjamin E. Overton and wife Tammy G. Overton, whose mailing address is 3891 S. Plank Road, Sanford, NC. 27330, parties of the second part:

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other considerations in hand paid by the parties of the second part to the parties of the first part, receipt of which is hereby acknowledged, the said parties of the first part have

bargained, sold and conveyed and by these presents do bargain, sell and convey unto the said parties of the second part and their heirs and assigns, the following described land, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

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

TO HAVE AND TO HOLD the aforesaid lands with all rights and privileges thereunto belonging or in anywise appertaining unto the said parties of the second part and their heirs and assigns, in fee simple forever.

And the said parties of the first part for themselves, their heirs and personal representatives covenant to and with the said parties of the second part and their heirs and assigns, that they are seized of said lands in fee simple and have a good right to convey the same in fee simple; that the said lands are free and clear of all encumbrances, SAVE AND EXCEPTING rights of ways for highways and public utilities and ad valorem taxes for the year 2021 and subsequent years, and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, this the day and year first above written.

**SIGNATURES APPEAR ON THE PAGES THAT FOLLOW**



Michael F. Cavanagh

(SEAL)



Barbara A. Cavanagh

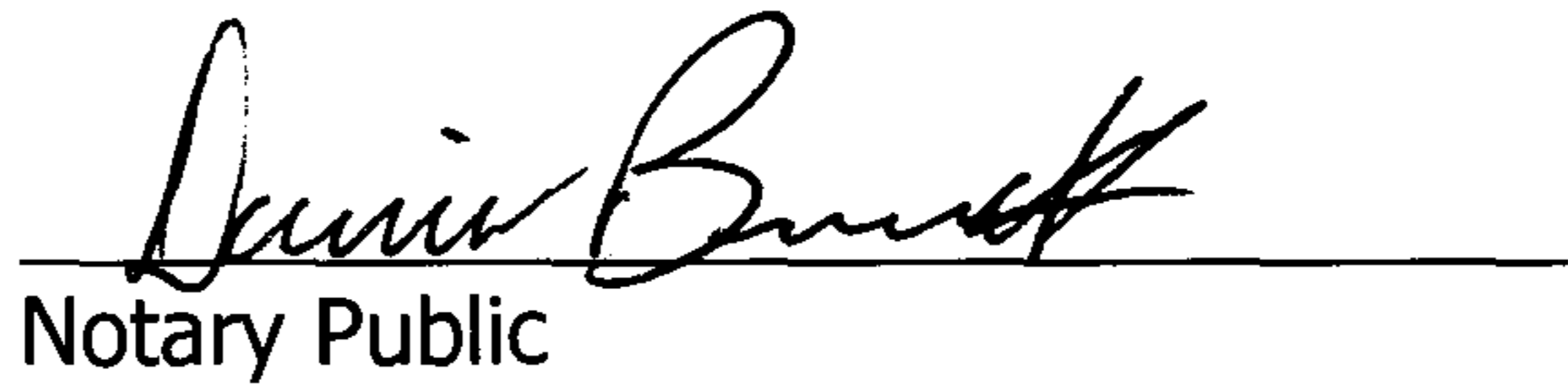
(SEAL)

STATE OF <sup>Wyoming</sup> ~~NORTH CAROLINA~~

COUNTY OF Sheridan

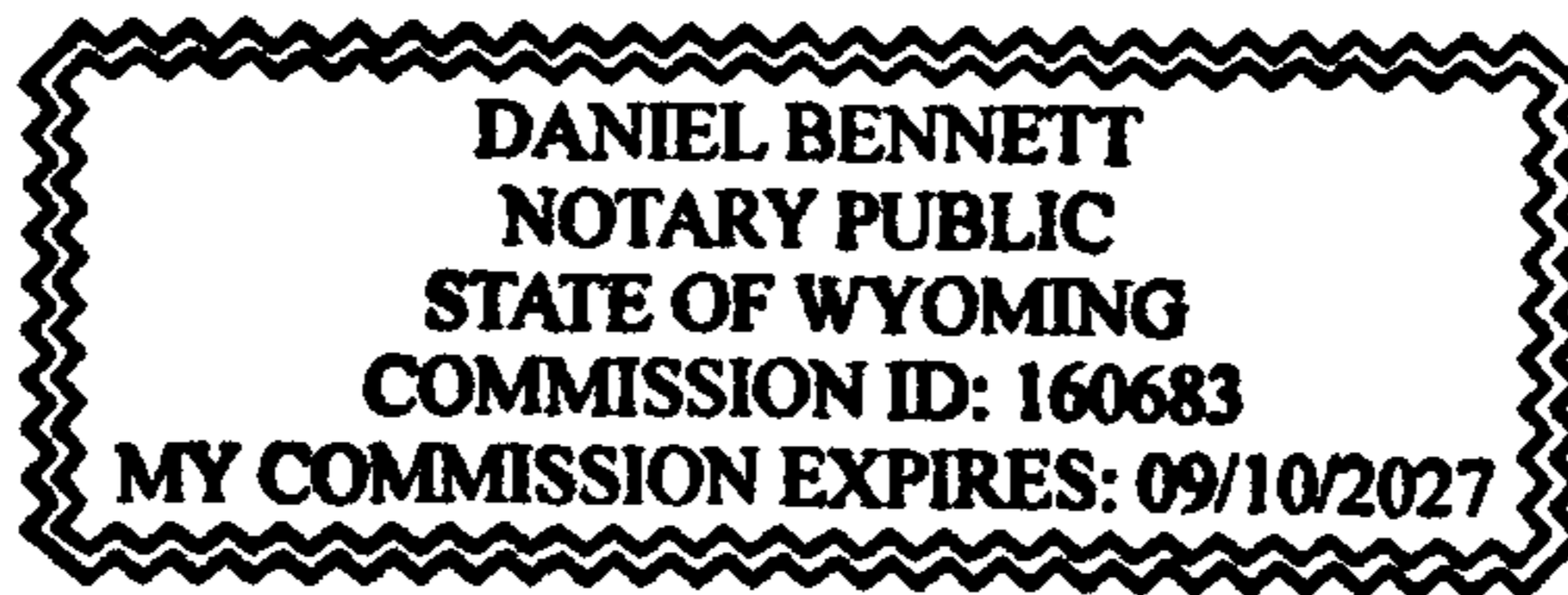
I, Daniel Bennett, Notary Public, for Sheridan County, <sup>Wyoming</sup> ~~North Carolina~~, do hereby certify that Michael F. Cavanagh and wife Barbara A. Cavanagh, this day personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 28 day of September, ~~2018~~ <sup>2021</sup>.

  
Notary Public

My Com. Expires: 9/10/27

(NOTARIAL SEAL)



DESCRIPTION

Michael F. Cavanagh and wife Barbara A. Cavanagh  
to  
Benjamin E. Overton and wife Tammy G. Overton  
Chowan County, N. C.

That certain lot or parcel of land located in the Town of Edenton, First Township, Chowan County, North Carolina, and being more particularly described as follows:

**BEGINNING** on the South side of King Street at a point 109-1/2 feet Eastwardly from the Southeast corner of Main (Broad) and King Streets; thence running Southwestwardly 52 feet parallel with Main (Broad) Street; thence Eastwardly 22 feet parallel with King Street; thence Northwardly parallel with Main (Broad) Street, 52 feet to King Street; thence Westwardly along King Street 22 feet to the beginning.

**BEGINNING** at the Southeast corner of the Cason lot above-described, thence Southwardly parallel with Main (Broad) Street 6 feet; thence Westwardly parallel with King Street 22 feet; thence Northwardly parallel with Main (Broad) Street 6 feet to the Southwest corner of the said Cason lot; thence Eastwardly along the line of the Cason lot and parallel with King Street 22 feet to the beginning.

This parcel was acquired by the Grantors herein by deed recorded in Book 367 page 268, Chowan County Public Registry, reference to which is made for more particular description and chain of title

This parcel has Chowan County PIN 780407687314.