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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	209MA036
Mail/Box to:	Murray Law Group, LLC, 4720 Jenn Drive, Myrtle Beach, SC 29577
Prepared by:	Jennifer Mullins, Murray Law Group, LLC, 4720 Jenn Drive, Myrtle Beach, SC 29577, without benefit of title examination or opinion
Brief description for the index:	Lot 36, Section G, CROW CREEK SUBDIVISION, Plat 26/7

Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 30 day of January, 2024, by and between:

GRANTOR	GRANTEE
Dale Dobis and Pamela Dobis, husband and wife 3451 Pampas Drive Myrtle Beach, SC 29577	Steeltown Realty, LLC 3451 Pampas Drive Myrtle Beach, SC 29577

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Calabash, Brunswick County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 36, Section G, of Crow Creek, as shown on a survey plat dated 22 January 2002, prepared by Norris & Ward Land Surveyors, P.A., and recorded in Map Cabinet 26 at Page 7, Brunswick County Registry, to which plat reference is hereby made and which is incorporated herein for greater certainty of description of said property (the "Lot").

The Lot is conveyed subject to all ad valorem taxes for the current year, which are to be prorated between the parties using the calendar year as the basis, and subject to all easements, restrictions and rights of way of record, and subject to certain easements and restrictions as to the use thereof running with the land by whomsoever owned, which easements and restrictions are set forth in that Master Declaration of Covenants, Conditions, Restrictions and Easements for Crow Creek recorded in Book 1562 at Page 1321, Brunswick County Registry, as it may be amended from time to time (the "Master Declaration"), in that Supplemental Declaration for the section in which the Lot is located, recorded in Book 1562 at Page 1356, Brunswick County Registry, as it may be amended from time to time (the "Supplemental Declaration"), and on the aforementioned recorded plat.

For back reference see Book 2372, Page 697 of the Brunswick County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5090 Page 525, Brunswick County Registry.
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Cabinet 26 Page 7, Brunswick County Registry.