



FILE # 1700338

FOR REGISTRATION REGISTER OF DEEDS
Karen S Hardesty
Carteret County, NC
December 16, 2020 12:40:28 PM
JOYCE DEED 3 P
FEE: \$26.00
NC REVENUE STAMP: \$4,696.00
FILE # 1700338

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,696.00

Parcel Identifier No. 730618414806000 Verified by _____ County on the ____ day of _____, 20__
By: _____

✓ Mail/Box to: Taylor and Taylor, PA

This instrument was prepared by: Law Office of Richard L. Stanley, 1507 Live Oak Suite G, Beaufort, NC 28516 no title exam

Brief description for the Index: LOT Old Beaufort Elementary School Site,

THIS DEED made this 16th day of _____ December _____, 2020, by and between

GRANTOR

GRANTEE

Beaufort Town Center, LLC
2450 Lennoxville Road
Beaufort, NC 28516

Ballou-Lewis Properties LLC
PO Box 662
Greenville, NC 27835

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 Beaufort, Beaufort Township, CARTERET County, North Carolina and more particularly described as follows:

Being the acreage conveyed to Grantor in Book 1570, page 469, Carteret County Registry, incorporated herein by reference and on the attachment hereto.

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

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 _____.

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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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Beaufort Town Center, LLC (SEAL)
 (Entity Name)
 By: Charles Oliver II Print/Type Name: _____
 Print/Type Name & Title: Charles Oliver II, manager (SEAL)
 Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, 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 Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, 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 Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of CARTERET
 I, the undersigned Notary Public of the County or City of CARTERET and State aforesaid, certify that Charles Oliver II personally came before me this day and acknowledged that he is the manager of Beaufort Town Center, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 16 day of December, 2020.

My Commission Expires: 9/16/2021 Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

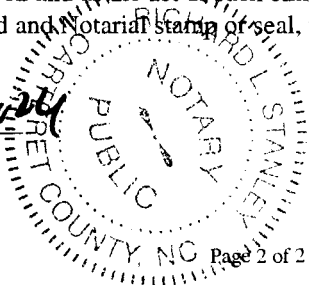


EXHIBIT A

LYING AND BEING in the Town of Beaufort, Carteret County, North Carolina and more particularly described as follows:

Beginning at a mag nail located in the centerline of Marsh Street said nail being located N 36-51-47 E, 528.82 feet from the intersection of the centerlines of Marsh Street and Pine Street; from said Point of Beginning and running thence with the centerline of Marsh Street N 36-51-47 E, 220.18 feet to a mag nail; running thence N 53-47-54 W, 221.51 feet to a set iron pipe; running thence N 08-27-00 E, 174.51 feet to a set iron pipe in a ditch; running thence along the ditch N 12-23-30 E, 508.32 feet to a set iron pipe located in the mean high water mark of Town Creek; running thence N 08-39-47 E, 171.73 feet to a point in Town Creek; running thence along Town Creek the following four (4) courses and distances (1) S 64-14-00 E, 119.80 feet; (2) S 79-03-30 E, 73.72 feet; (3) N 57-19-17 E, 65.58 feet; and (4) N 64-06-12 E, 102.59 feet; running thence S 10-31-17 E, 377.98 feet to a wood stake located at the mean high water mark of Town Creek (said point also being located S 87-20-12 W, 15.00 feet from a set iron pipe located at the mean high water mark of Town Creek); running thence S 87-20-12 W, 32.61 feet to a point; running thence N 78-13-30 W, 49.83 feet to a set iron pipe located in the mean high water mark of Town Creek at an abandoned railroad trestle; running thence S 21-08-35 E, 35.87 feet to a found iron pipe; running thence S 22-18-08 E, 143.71 feet to a found iron pipe; running thence S 22-12-08 E, 240.74 feet to a found iron pipe; running thence S 15-28-01 E, 224.15 feet to a set iron pipe; running thence S 16-12-00 E, 398.50 feet to a found iron pipe located in the western right-of-way of Live Oak Street / U.S. HWY 70; thence continuing with the western right-of-way of Live Oak Street / U.S. HWY 70 S 67-31-00 W, 326.02 feet to a set nail in the concrete gutter line where Live Oak Street intersects the northern right-of-way of Mulberry Street; running thence with the northern right-of-way of Mulberry Street N 53-47-57 W, 534.61 feet to the Point and Place of Beginning and being the same property as shown on that survey entitled "Physical Survey for Carteret County Board of Education, Beaufort Elementary School Site", dated October 11, 2001, prepared by Powell Surveying Company, P.A., which map is incorporated herein by reference.