



FILE # 1800386

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
June 1, 2023 02:17 PM
IWW DEED 2 P
FEE: \$26.00
NC REVENUE STAMP: \$630.00
FILE # 1800386

✓ Rt. Wheatly

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Parcel Identifier No. 637612767031000 Verified by Carteret County on the ____ day of _____, 2023.
By: _____

Mail/Box to: **Wheatly Law Group, P.A., 710 Cedar Street, Beaufort, NC 28516**

This instrument was prepared by: **C. R. Wheatly, III**

Brief description for the Index: **3006 Old Gate Road**

THIS DEED made this 31 day of May 2023, by and between

GRANTOR

GRANTEE

Dejuna Gillikin Bost, unmarried
161 Fulford Drive
Harkers Island, NC 28531

Jacob Balchikonis and wife, Chelsea Balchikonis
3006 Old Gate Road
Morehead City, NC 28557

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 or parcel of land situated in the Morehead Township, Carteret County, North Carolina and more particularly described as follows:

BEING all of Lot Number 44 as the same is shown and delineated on a map of Mandy Farms, Section 1, Phase 1, recorded in Map Book 24, Page 56, Carteret County Registry, reference to said map being hereby made for a more perfect description of the aforesaid Lot Number 44.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1508, Page 263, Carteret County Registry.

A map showing the above described property is recorded in Plat Book 24, Page 56, Carteret County Registry.

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 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, other than the following exceptions:

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

Dejuna Gillikin Bost (SEAL)
Dejuna Gillikin Bost

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Dejuna Gillikin Bost 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 31 day of May, 2023.

Karen Pechie
Notary Public

My Commission Expires: 7.7.27
(Affix Seal)

