

Workflow No. 0000155430-0001

Image ID: 000002950638 Type: CRP  
Recorded: 05/31/2016 at 02:00:31 PM  
Fee Amt: \$346.00 Page 1 of 3  
Revenue Tax: \$320.00  
Workflow# 0000155430-0001  
Craven, NC  
Sherri B. Richard Register of Deeds  
BK **3440** PG **307**

*BWHD 13*

NORTH CAROLINA  
CRAVEN COUNTY

Tax Parcel # 2-051-366  
Revenue Stamps \$ 320.00

THIS DEED, made this 26 day of May, 2016, by and between **PAUL D. DERNIER and wife, NANCY C. DERNIER** (referred to herein *collectively* as "Grantor"), whose mailing address is 78 Quarterdeck, New Bern, NC, to **STEPHEN DALBERTO and wife, WENDY DALBERTO** (referred to herein *collectively* as "Grantee"), whose mailing address is 1918 Caracara Dr., New Bern, NC 28560, is as follows:

WITNESSETH:

That the Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee the property described in **EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**, which said property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, in fee simple forever, subject to the herein mentioned encumbrances, if any.

And the Grantor covenants to and with the Grantee that Grantor is seized of said premises in fee and has the right to convey same in fee simple; that the same are free from encumbrances except the herein mentioned encumbrances, if any, ad valorem taxes for the current year (prorated through the date of closing), utility easements and unviolated restrictive covenants that do not materially

---

*return to:*  
Prepared by:  
Sumrell, Sugg, Carmichael, Hicks and Hart, P.A.  
Attorneys at Law  
416 Pollock Street  
New Bern, North Carolina 28560

affect the value of said premises and such other encumbrances as may be assumed or specifically approved by Grantee in writing; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, as the case may be.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument in such form as to be binding, this the day and year first above written.

 (SEAL)  
**PAUL D. DERNIER**

 (SEAL)  
**NANCY C. DERNIER**

NORTH CAROLINA  
CRAVEN COUNTY

I, the undersigned Notary Public of the County or City of Craven and State of North Carolina, certify that **PAUL D. DERNIER and NANCY C. DERNIER** 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 seal, this 26 day of May, 2016.

My Commission Expires:

7-21-2019

  
NOTARY PUBLIC

NOTARY SEAL/STAMP MUST APPEAR  
LEGIBLY IN BOX TO RIGHT

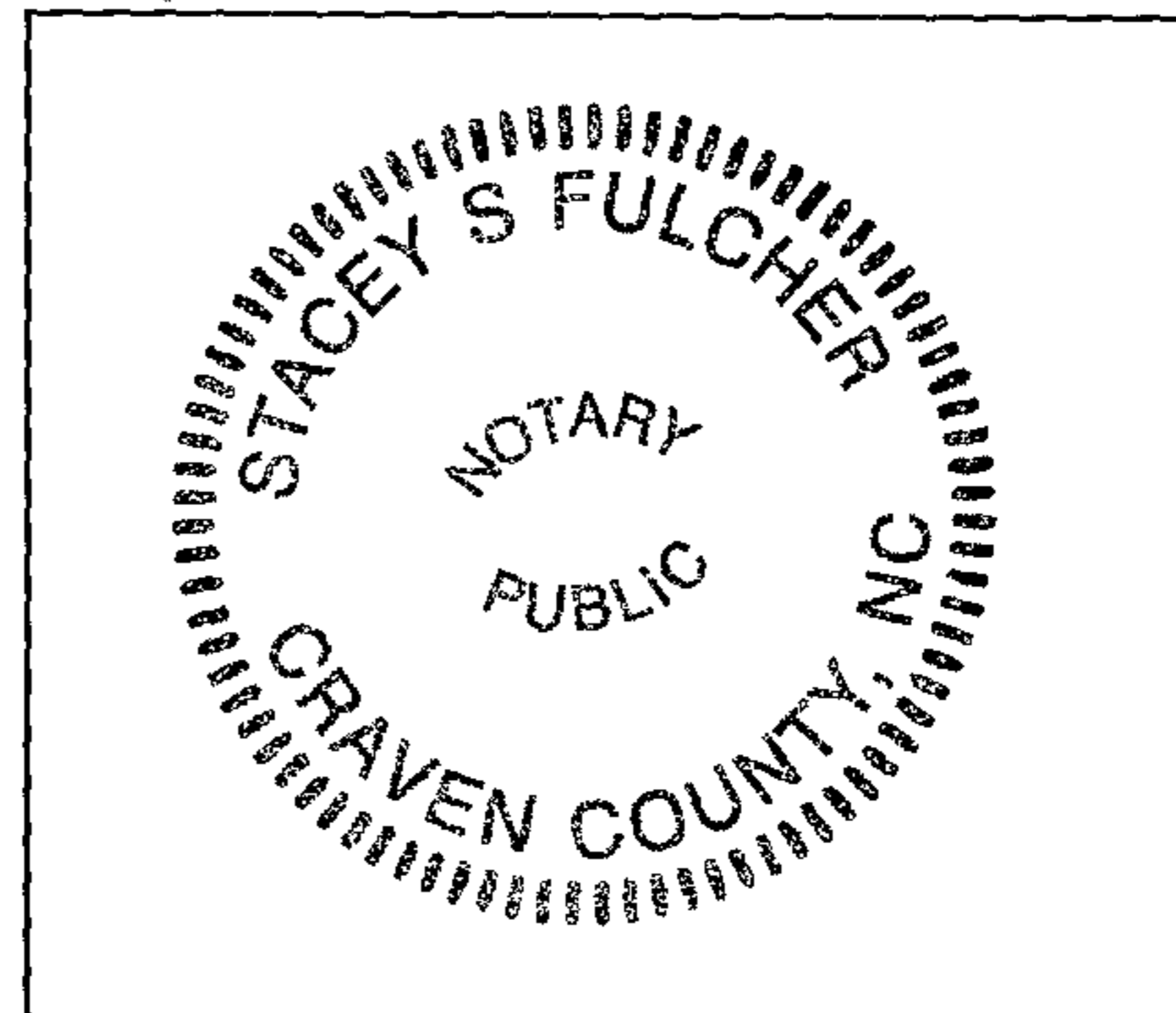


Image ID: 000002950639 Type: CRP  
Page 2 of 3

BK **3440** PG **308**

All that certain lot or parcel of land situated in Number Two Township, Craven County, North Carolina and more particularly described as follows:

All of Lot 366 as shown and designated on that certain plat of Fairfield Harbour, Montego, Section 6, Part 1, recorded in Map Book 13, Page 70 in the office of the Register of Deeds of Craven County.

This conveyance is subject to those Declarations of Restrictions recorded in Book 801, Page 901, and Book 858, Page 9, Craven County Registry.



Image ID: 000002950640 Type: CRP  
Page 3 of 3

BK **3440** PG **309**