

Karen S. Hardesty

Carteret County, NC

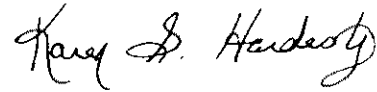
March 15, 2022 12:57:23 PM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$708.00

FILE # 1760168



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$708.00

Parcel Identifier No: 637607576896000

This instrument was prepared by: Casey S. Elliott
Casey Elliott, Attorney at Law, PLLC
P.O. Box 2301, Morehead City, NC 28557

Grantee's address (return): Nola L. Crane
3208 Country Club Road, Morehead City, NC 28557

Delinquent taxes, if any, to be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds, by Casey S. Elliott, who is a licensed North Carolina attorney.

THIS DEED is made this 14th day of February, 2022, by and between:

GRANTOR	GRANTEE
NICHOLAS B. BROWN and wife, KEATON C. BROWN	NOLA L. CRANE, unmarried
Forwarding Address: 1817 Lakeshore Drive Fayetteville, NC, 28305	Property Address: 3208 Country Club Road, Morehead City, NC 28557

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 Carteret County, North Carolina and more particularly described as follows:

Property description is contained in EXHIBIT "A" attached hereto and incorporated herein by reference.

The property herein does not include the primary residence of Grantor.

Being the same parcel conveyed to Grantor in Deed Book 1611, Page 440, 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:

- 1. Ad valorem taxes for 2022 and subsequent years.
- 2. Restrictive Covenants of record affecting the property.
- 3. Easements and Rights-of-way of record.

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

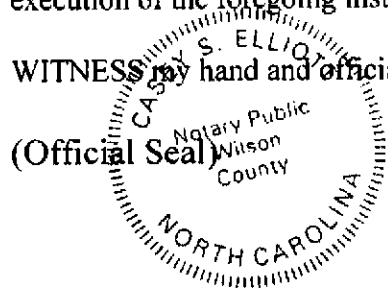
Nicholas B. Brown (SEAL)
Nicholas B. Brown

Keaton C. Brown (SEAL)
Keaton C. Brown

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, Cassy S. Elliott, a Notary Public of Wilson County and State of North Carolina, do hereby certify that Nicholas B. Brown, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp of seal, this the 14th day of February, 2022.

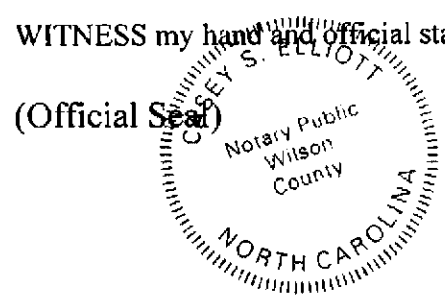


Cassy S. Elliott
Signature of Notary Public
My commission expires: 11/19/2022

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, Cassy S. Elliott, a Notary Public of Wilson County and State of North Carolina, do hereby certify that Keaton C. Brown, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp of seal, this the 14th day of February, 2022.



Cassy S. Elliott
Signature of Notary Public
My commission expires: 11/19/2022

EXHIBIT A

All that certain lot or parcel of land situated in Carteret County, North Carolina and being more particularly described as follows:

Being all of Lot Nine (9) Section A, Miller W. Harrell Subdivision, as the same appears on that plat of record in Map Book 3, Page 107, Carteret County Registry.