



FILE # 1795070

FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

March 28, 2023 12:34 PM

JOYCE DEED 2 P

FEE: \$26.00

FILE # 1795070

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 730601459642000 Verified by Carteret County on the ___ day of ___, 2023.

By: _____

✓ Mail/Box to: Wheatly Law Group, PA, P O Box 360, Beaufort, NC 28516

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

Brief description for the Index: 108 Park Avenue

THIS DEED made this _____ day of _____, 2023, by and between

GRANTOR

GRANTEE

David Gerald Williams, unmarried
295 Millis Road
Newport, NC 28570

Phil D. Marsh
PO Box 1243
Atlantic Beach, NC 28512

And

Richard A. Herbst
121 Arborvitae Drive
Pine Knoll Shore, NC 28512

A 1/3 Undivided Interest

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

Lot Number Seven (7) Block "B" on Park Avenue in Taylor's Park. See map in Map Book 7, Page 29, Carteret County Registry. Including the dwelling house and contents thereon.

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

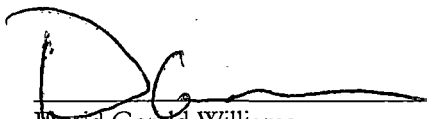
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1760, Page 314.

A map showing the above described property is recorded in Plat Book 7, Page 29, 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.

 _____ (SEAL)
David Gerald Williams

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that David Gerald Williams 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 28 day of March, 2023.

 _____
Notary Public

My Commission Expires:
June 6, 2027
(Affix Seal)

