

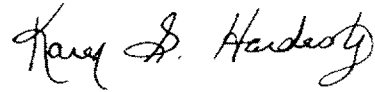
Karen S. Hardesty
 Carteret County, NC
 June 16, 2025 10:52:47 AM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$889.00

FILE # 1858114



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$889.00
Parcel ID:	See legal description split from PIN 730612962791000
Mail/Box to:	Lanier, Fountain & Ceruzzi, 114 Old Bridge St, Jacksonville, NC 28540
Prepared by:	Wyatt Early Harris Wheeler, LLC, 304 N 35th St, Morehead City, NC 28557 (Without title search)
Brief description for the Index:	Lots 122-128, Live Oak Subdivision (WEHW #065288-10866)

THIS GENERAL WARRANTY DEED ("Deed") is made on the 12th day of June 2025, by and between:

GRANTOR	GRANTEE
1809, LLC, a NC limited liability Company PO Box 235 Morehead City, NC 28557	CAVINESS & CATES BUILDING AND DEVELOPEMNT COMPANY OF GREENVILLE, a NC corporation 639 Executive Place, Suite 400 Fayetteville, NC 28305

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Beaufort Township, Carteret County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit "A" Attached

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1786 page 403.
 (Instrument File #1786403)

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 35 _____ page 078 _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Current's year's ad valorem taxes, public utility easement and unviolated covenants of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

1809, LLC, a NC limited liability Company
Entity Name

Name:

By: 
Name: R. Dale Britt
Title: Managing Member

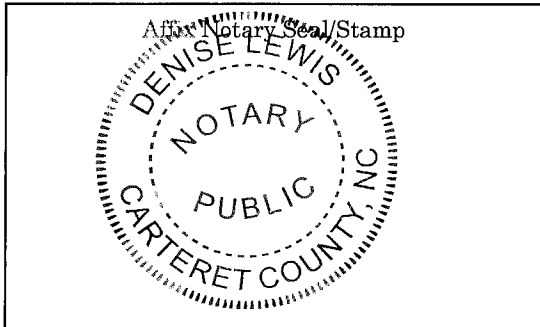
Name:

By: _____
Name: _____
Title: _____

Name:

STATE OF NORTH CAROLINA _____, COUNTY OF CARTERET _____

I Denise Lewis _____, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12th day of June 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): R, Dale Britt, Managing Member of 1809, LLC, a NC limited liability company



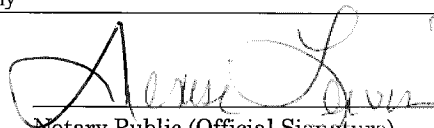

Notary Public (Official Signature)
My commission expires: 7/17/2029

EXHIBIT A

BEING all of Lots 122, 123, 124, 125, 126, 127 and 128, as shown on that plat entitled, "FINAL PLAT-PHASE 1, 1809 LIVE OAK" dated 04/15/2025 and recorded in Map Book 35, Page 78, (Instrument File #35078) Carteret County Registry.

The above Lots are subject to the Obligations, Terms and Conditions as set forth in that Declaration of 1809 Live Oak Subdivision, recorded in File #18560198, Carteret County Registry.