

Karen S. Hardesty

Carteret County, NC

February 3, 2025 10:34:39 AM

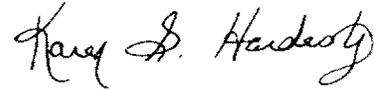
DEED # Pages: 4

Fee: \$26.00

NC Revenue Stamp: \$670.00

FILE # 1847219

Delinquent taxes, if any, to be paid by the closing
Attorney to the CARTERET County Tax Collector upon
Disbursement of closing proceeds



_____, Closing Attorney

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$670.00

Parcel Identifier No: 537412963131000

File No.: 24-1035

Mail after recording to: Grantee

This instrument prepared by: Fisher & Berch, PLLC, Attorneys At Law

Brief Description for the index:

UNIT 4F, BRIDGE POINT TOWNHOMES, PHASE II

*****NO TITLE SEARCH REQUESTED OR PERFORMED BY PREPARING ATTORNEY*****

THIS DEED, made February 3, 2024 by and between

GRANTOR	GRANTEE
<p>HORIZONS EAST, LLC A North Carolina Limited Liability Company</p>	<p>150 COASTLINE CIRCLE, LLC A North Carolina Limited Liability Company</p>
	<p>Mailing Address: 2456 SW CARY PKWY, #1002 CARY, NC 27513-5318</p>

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:

submitted electronically by "Cook Legal, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

BEING all of that property described on Exhibit A, attached hereto and incorporated herein by this reference as if fully set forth herein.

SUBJECT to any and all Restrictions and Easements of record.

Pursuant to the provisions of North Carolina General Statutes § 105-317.2, this ___ is/ X is not a conveyance of the Grantor's primary residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1830, Page 122, CARTERET County Registry.

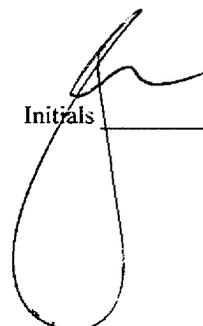
A map showing the above described property is recorded in Map Book 34, Page 978, CARTERET County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Liens for taxes, assessments and other governmental charges that are not yet due and payable;**
- 2. All general utility easements and restrictive covenants of record;**
- 3. Reservation of oil, gas, mineral or other subsurface rights of record if any;**
- 4. The provisions of all applicable zoning and land use ordinances, statutes and regulations;**
- 5. Any exceptions listed after the description.**

Initials _____


IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

HORIZONS EAST, LLC
A North Carolina Limited Liability Company

By: _____ (SEAL)
JENNIFER MORTON WARD,
Member/Manager

STATE OF NC
COUNTY OF Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: **JENNIFER MORTON WARD, Member/Manager Of HORIZONS EAST, LLC, A North Carolina Limited Liability Company.**

This the 2 day of December, 2024.

NOTARY SEAL

Notary Public

Meghan Carlos
Typed or printed name of notary

My commission expires: Nov. 01, 2028

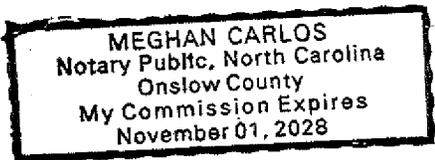


EXHIBIT "A"

BEING all of Lot 4F as shown on that map entitled "Recombination Map Lots 3A-3F, 4A-4F, and 5A-5F & Common Area #1 & #5 Bridge Point Townhomes, Phase II" dated 12/09/2024, prepared by Tidewater Associates, Inc and recorded in Map Book 35, Page 012, Carteret County Registry.