

Karen S. Hardesty

Carteret County, NC

January 6, 2021 10:30:51 AM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$1,158.00

FILE # 1702476

Karen S. Hardesty

Prepared by: Debra Whaley, Attorney at Law 301 Commerce Avenue, Ste. 102, Morehead City, NC 28557
Return to: Debra Whaley, Attorney at Law

Parcel #: 6356.14.43.1939000
Stamps: \$1,158.00

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this the 11 day of December, 2020, by and between:

Ryan Tetz and wife, Heather Tetz
203 Glen Abby Dr, Morehead City, NC 28557
(hereinafter referred to as Grantor);

and

Douglas C. Begbie and Greer H. Begbie
153 Carlton Ave, Marion, NJ 08053
(hereinafter referred to as Grantee).

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 Grantor, for 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:

(SEE ATTACHED "EXHIBIT A")

BEING the same property previously conveyed in Deed recorded in Book 1458, Page 352.

This conveyance is or is not the primary residence of the Grantors.

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: 2020 ad valorem taxes: utility easements and unviolated restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in their names, the day and year first above written.

[Signature] (SEAL)
Ryan Tetz

[Signature] (SEAL)
Heather Tetz

STATE OF NC
COUNTY OF Carteret

I, L. Kristine Montford, a Notary Public of the aforesaid County and State do hereby certify that Ryan Tetz and Heather Tetz personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 11 day of Dec, 2020.

My commission Expires: 8/9/2022 [Signature]

Notary Public
Print Name: L. Kristine Montford

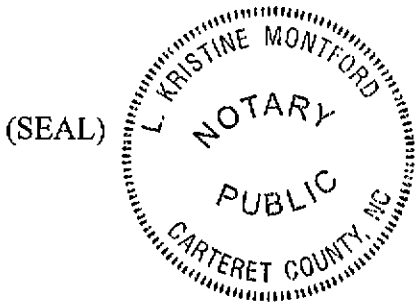


EXHIBIT A

Being all of Lot Number Thirty (30), The Village at Camp Morehead by the Sea Subdivision, as shown and described by map recorded in Map Book 32, Page 381, Carteret County Registry.