

Karen S. Hardesty

Carteret County, NC

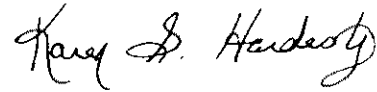
December 10, 2020 1:17:00 PM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$690.00

FILE # 1699338



Submitted electronically by "white & Allen MHC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

Instrument prepared by: James W. Thompson, Attorney at Law, Morehead City, N.C.

NO TITLE EXAMINATION PERFORMED BY THE PREPARER OF THIS INSTRUMENT.

Return to: White & Allen, Attorney at Law, Morehead City, N.C. File # m 12-6804-2

Documentary Stamps: \$690.00

Parcel No: 6326.04.81.3245000

The property conveyed by this instrument X does does not include the primary residence of Grantor.

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

NORTH CAROLINA GENERAL WARRANTY DEED

This General Warranty Deed made this 23rd day of November, 2020, by and between **KENNETH A. TINKLEPAUGH and wife, DOREEN I. TINKLEPAUGH**, of 2896 Hwy. 24, Suite G, Newport, N.C. 28570, (hereafter "Grantor"); and **CARIA LEE CUERVO and LUIS J. CUERVO**, as equal tenants in common, of 281 Bay Run, Newport, NC 28570 (hereafter "Grantee").

WITNESSETH:

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

LOT 42, BLUEWATER BANKS SUBDIVISION

281 BAY RUN, NEWPORT, N.C. 28570

SEE EXHIBIT "A" ATTACHED FOR A MORE DETAILED DESCRIPTION

To have and to hold the above described lot, tract, or parcel of land, together with all the privileges and appurtenances thereto belonging, to the Grantee in fee simple forever.

Except for the limitations set forth below and as may be recited within the property description, 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.

This conveyance is subject to the lien for property taxes for the current year; general service utility easements; restrictive covenants and property owners' association regime documents of record (if any) that do not materially affect the value of the subject property; and all matters disclosed upon any recorded plat of the subject property.

In witness whereof, the Grantor has hereunto executed the foregoing intending this deed to be effective as of the date first appearing above.

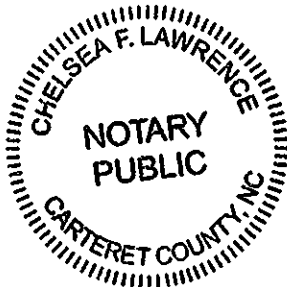
Kenneth A. Tinklepaugh
KENNETH A. TINKLEPAUGH

Doreen I. Tinklepaugh
DOREEN I. TINKLEPAUGH

STATE OF N.C.
COUNTY OF Carteret

I, a Notary Public, do hereby certify that Kenneth A. Tinklepaugh and Doreen I. Tinklepaugh, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and notarial seal, this 23rd day of November, 2020.



Chelsea F. Lawrence
Notary Public
My Commission Expires: 12/9/24

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EXHIBIT "A"

BEING all of Lot 42, of the Bluewater Banks Subdivision, as shown on that certain map or plat recorded in Map Book 27, Page 41, Carteret County Registry.

This being the same property conveyed to Kenneth A. Tinklepaugh and wife, Doreen I. Tinklepaugh, by deed recorded in File #1523445, Carteret County Registry.