

Karen S. Hardesty

Carteret County, NC

January 7, 2022 9:55:24 AM

DEED # Pages: 4

Fee: \$26.00

NC Revenue Stamp: \$1,790.00

FILE # 1752409



The Attorney preparing this instrument has made no record search or examination as to the property herein described, unless the same is shown by his written and signed certificate.

Prepared By: L. Allen Hahn, P.A.
Return To: GRANTEES
See Below

STATE OF NORTH CAROLINA
COUNTY OF CATERET
Stamps \$ 1790.00
PIN# 539420908496000

THIS DEED, made and entered into this the 10 day of December, 2021, by and between
MELANIE CRUZ SALAS, unmarried of 2025 Cornerstone Drive, Winterville, North Carolina 28590,
hereinafter called GRANTOR and **CHARLES W. MULCRONE and wife, MARIANNE MULCRONE** of
421 Wollerton Street West Chester, PA 19382, hereinafter called GRANTEES;

WITNESSETH:

That Grantor for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to her in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, in fee simple, the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A"

✓ ALL OR A PORTION OF THE PROPERTY HEREIN CONVEYED _____ INCLUDES OR DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

TO HAVE AND TO HOLD the above-described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, their heirs and assigns, in fee simple forever.

And the Grantor, for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2021 ad valorem taxes which are to be prorated between Grantor and Grantees at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" her seal and has hereunto set her hand and seal on this the day and year first above written.

Melanie Cruz Salas (SEAL)
MELANIE CRUZ SALAS

STATE OF NORTH CAROLINA
COUNTY OF Pitt

I, Jane Farley, a Notary Public of the aforesaid County and State do hereby certify that **MELANIE CRUZ SALAS** either personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

Witness my hand and Notarial Seal, this the 10 day of December, 2021.

Jane Farley
Jane Farley, Notary Public
My Commission Expires: 11-21-2026



EXHIBIT "A"

A certain tract or parcel of land in White Oak Township, Carteret County, North Carolina and being all of Lot Number Thirteen (13), Section "A", Block 27, Shell Cove, Emerald Isle By The Sea, as shown and designated on that map of record in Map Book 12, Page 39, Carteret County Registry.