

Karen S. Hardesty

Carteret County, NC

July 8, 2022 10:27:39 AM

DEED # Pages: 2

Fee: \$26.00

NC Revenue Stamp: \$700.00

FILE # 1773027



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$700.00

Recording Time, Book and Page set forth above

This instrument prepared by: Gaylor Edwards & Vatcher, P.A., Licensed North Carolina Attorneys

Tax Parcel ID No(s): 537603401224000

Brief description for index: Lot 53, Peletier Shores, Sec. II, Map Bk 34, Pg 293

The hereinafter described property _____ does xx does not include the primary residence of Grantor.

THIS DEED made this 8th day of July, 2022 by and between:

GRANTOR:

GRANTEE:

ATLANTIC CONSTRUCTION, INC.,
a North Carolina corporation

MICHAEL A. MITCHELL, JR, and
KELLY T. MITCHELL, husband and wife

Mailing address:

7 Doris Avenue East
Jacksonville, NC 28540

Mailing address:

145 High Tide Drive
Peletier, NC 28584

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 and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee, in fee simple, all that/those certain tract(s), lot(s) or parcel(s) of land, situated in White Oak Township, Carteret County, North Carolina and more particularly described as follows:

Being all of Lot 53 as shown and described on a plat entitled, "Final Plat, PELETIER SHORES Section II," dated 08/30/2021, prepared by Tidewater Associates, Inc., and recorded in Map Book 34, Page 293, in the Office of the Register of Deeds of Carteret County, North Carolina.

Subject to Declaration of Conditions, Reservations and Restrictions recorded in Book 1670, Page 336 (File #1670336) in the Carteret County Registry, as amended in Book 1742, Page 147 (File #1742147), Carteret County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in:
Book 1751, Page 98, Carteret County Registry.

A map showing the above described property is recorded in: Map Book 34, Page (s) 293.

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.

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:

Property taxes for the current year and thereafter; restrictive covenants, general utility easements of record, reservation of oil, gas, mineral and other subsurface rights, of record, if any, and matters shown on any recorded plat of the above described property.

IN WITNESS WHEREOF, the Grantor has hereto set his hand, or if corporate or other entity, has caused this instrument to be executed by its duly authorized partner(s), manager(s) or officer(s), the day and year first above written.

ATLANTIC CONSTRUCTION, INC., a North Carolina Corporation

By: [Signature]
Joseph J. Henderson, II - President

State of North Carolina

County of Onslow

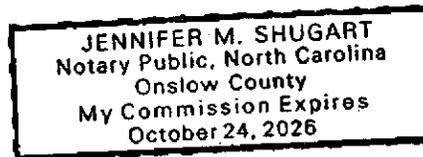
I certify that the following person(s) personally appearing before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOSEPH J. HENDERSON, II

Date: July 8, 2022

[Signature]
(Official Signature of Notary)

Jennifer M Shugart
(Notary's printed or typed name)

My Commission Expires: 10-24-2026



(OFFICIAL SEAL)