

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 712.00

Parcel Identifier No. 7-106-2 533 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Steven K. Bell, Steven K. Bell, Attorney at Law, P.C., 2809 Village Way, Trent Woods, NC 28562

This instrument was prepared by: Steven K. Bell, Attorney at Law, P.C., 2809 Village Way, Trent Woods, NC 28562

Brief description for the Index: LOT 533, Monitor Cape Ph. One at Bluewater Rise

THIS DEED made this 17th day of August, 2023, by and between

GRANTOR	GRANTEE
A. Sydes Construction, Inc.	Kendra Cox 1011 Sailfish Street New Bern, NC 28562

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of New Bern, Seven Township, Craven County, North Carolina and more particularly described as follows:

**See Attached Exhibit A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book I page 201 A-C.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: A. Sydes Construction Inc. (SEAL)  
(Entity Name)  
Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: Anthony W. Sydes, President (SEAL)  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Craven

I, the undersigned Notary Public of the County or City of Craven and State aforesaid, certify that Anthony W. Sydes personally came before me this day and acknowledged that he is the President of A. Sydes Construction Inc., a North Carolina or \_\_\_\_\_ corporation/~~limited liability company/general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17 day of August, 2023.

My Commission Expires: 6/29/25  
(Affix Seal)

**Steven K. Bell**  
NOTARY PUBLIC  
Craven County  
North Carolina  
My Commission Expires June 29, 2025

Steven K. Bell  
Notary Public  
Notary's Printed or Typed Name

## EXHIBIT A

All that certain lot or parcel of land lying and being situate in Number Seven Township, Craven County, North Carolina, more particularly described as follows:

Being all of Lot 533 Monitor Cape Phase One at Bluewater Rise, according to the plat thereof recorded in Plat Cabinet I, Slides 201 A - C, Craven County Registry, Together with a perpetual easement appurtenant of ingress, egress, and regress over the named streets shown on said plat.

Subject to restrictive covenants of record in Book 3512, Page 1829, to the Amendments recorded in Book 3678, Page 1003 and Book 3736, Page 804, and to the Annexation and Amendment recorded in Book 3717, Page 445, Craven County Registry.