

Karen S. Hardesty
Carteret County, NC
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DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$444.00

FILE # 1669470



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 444.00

Parcel Identifier No. 633806499435000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Stricklin Law Firm, P.A., 448 U.S. Highway 70 W., Havelock, NC 28532

This instrument was prepared by: Stricklin Law Firm, P.A., 448 U.S. Highway 70 W., Havelock, NC 28532

Brief description for the Index: LOT 46, PH One, Heritage Pointe

THIS DEED made this 4th day of March, 2020, by and between

GRANTOR

JC Jackson Homes, LLC
8002 Highway 70 E
New Bern, NC 28560

GRANTEE

Ysmael Raquino Montiel and wife,
Rofelyn Cabanero Montiel
251 Independence Blvd.
Newport, NC 28570

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 Newport, Newport Township, Carteret County, North Carolina and more particularly described as follows:

See Attached

ATTACHMENT 'A'

All that certain tract or parcel of land lying in the City of Newport, Newport Township, Carteret County, North Carolina and being more fully described as follows:

BEING all of Lot Number 46 Heritage Pointe, Phase One, as described on a map entitled "Final Plan of Heritage Pointe, Phase One, a Planned Unit Development" as said map being recorded in Book 33, Page 664 in the Office of the Register of Deeds of Carteret County, North Carolina reference to said map being hereby made for a more perfect description of said property.

This conveyance is made together with and subject to those certain Declaration of Covenants Conditions and Restrictions recorded in Book 1616, Page 148, Office of the Registry of Carteret County, North Carolina, and other easements and restrictions of record.

Title to the property herinabove described is subject to the following exceptions:

1. Easements reserved on each lot for utility and drainage as shown on the aforementioned plat recorded in Book 33, Page 664, Office of the Register of Deeds of Carteret County.
2. Utility easements of record.
3. Notification of Wetlands recorded in Book 1615, Page 474, Office of the Register of Deeds of Carteret County.
4. Subdivision Street Disclosure Statement recorded in Book 1615, Page 473, Office of the Register of Deeds of Carteret County.

633806499435000

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