

Karen S. Hardesty

Carteret County, NC

October 1, 2021 11:36:07 AM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$270.00

FILE # 1740398



Prepared by: Debra Whaley, Attorney at Law 301 Commerce Avenue, Ste. 102, Morehead City, NC 28557  
Return to: Debra Whaley, Attorney at Law

Parcel #: 732602881193000  
Stamps: \$270.00

### **NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made this the 28th day of September, 2021, by and between:

**Best and Son, LLC, a North Carolina limited liability company,**  
110 Pineridge lane, Goldsboro, NC 27534

(hereinafter referred to as Grantor);

and

**Tracy L. Frost and wife, Susan P. Frost**  
811 N. 20<sup>th</sup> Street, Morehead City, NC 28557  
(hereinafter referred to as Grantee).

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 Grantor, for 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 or parcel of land situated in Carteret County, North Carolina, and more particularly described as:

(SEE ATTACHED "EXHIBIT A")

BEING the same property previously conveyed in Deeds recorded in Book 1431, Page 129.

This conveyance    is or   X   is not the primary residence of the Grantors.

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 except for the exceptions hereinafter stated: 2021 ad valorem taxes: utility easements and unviolated restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in their names, the day and year first above written.

Frank Best (SEAL)  
Frank Best, Manager of Best and Son, LLC

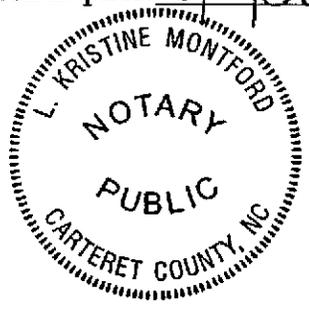
STATE OF NC  
COUNTY OF Carteret

I, L. Kristine Montford, Notary Public for the aforesaid county and state, certify that Frank Best personally came before me this day and acknowledged that he/she is Manager of Best and Son, LLC, a North Carolina Limited Liability Company, and that he/she, as Manager being authorized to do so, executed the foregoing on behalf of the Company.

Witness my hand and seal this 28 day of Sept, 2021.

My commission Expires: 8/9/2022

(SEAL)



L. Kristine Montford  
Notary Public  
Print Name: L. Kristine Montford

Exhibit A

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

Being lot 3 of Old Goose Bay Subdivision lots 1-6 as recorded in Map Book 30, Page 601 Carteret County Registry.