

FOR REGISTRATION REGISTER OF DEEDS  
Karen S. Hardesty  
Carteret County, NC  
May 7, 2021 03:53 PM  
BWC DEED 3 P  
FEE: \$28.00  
NC REVENUE STAMP: \$200.00  
FILE # 1721134



✓ Prepared By:  
Rodney G. Fulcher  
416 Live Oak Street  
Beaufort, NC 28516

NORTH CAROLINA ) DEED  
CARTERET COUNTY ) TAX ID: 749216831907000  
) Stamps: \$200.00

THIS DEED, made this 7<sup>th</sup> day of May 2021, by Adron Keith Nelson and wife, Yvonne J. Nelson and Polly M. Nelson of 510 Acreridge Drive, Kinson, North Carolina 28504, parties of the first part, and Laura M. Wellborn and Johnathan R. Shew of 376 Shell Road, Atlantic, North Carolina 28511, parties of the second part,

WITNESSETH:

That the parties of the first part, in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to them in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and, by these present, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, in fee simple absolute, that tract or parcel of land lying and being in Atlantic Township, Carteret County, North Carolina, and being particularly described as follows:

Beginning at an existing bent iron pipe, the following courses and distances from a Set PK Nail in the center of Shell Road, from such Set PK Nail, at the center of Shell Road, thence S 37-06-49 E., 174.75 feet to such existing bent iron pipe, from the Point of Beginning, S 11-31-29 W., 22.33 feet to an existing iron pipe, thence S 07-11-28 E., 211 feet to an existing iron rod, thence S 07-11-28 E., 7.05 feet to a set iron rod, thence S 86-28-44 E., 108.15 feet to a set iron rod, thence N 03-21-39 E., 39.82 feet to a set iron rod, thence N 04-34-04 W., 74.72 feet to a set iron rod, thence N 87-33-30 W., 4.49 feet to a set iron rod, thence N 10-38-26 W., 41.44 feet to a tree, thence N 11-52-27 E., 107.38 feet to a point, thence N 80-37-33 W., 90.54 feet to a set iron rod, thence S 51-38-00 W., 59.82 feet to the Point and Place of Beginning.

Consisting of .71 acres more or less. The above description based upon that map entitled "Combination Survey for Adron Keith & Yvonne J. Nelson and Polly Marie Nelson by James I. Phillips Surveying on November 9, 2019, recorded in Book 33, Page 926, Carteret County Registry.

There also is conveyed an access easement for ingress, egress and regress across that 15-foot existing driveway from Shell Road to the above listed property.

The above description does not convey the primary residence of the parties of the first part.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto the parties of the second part, their heirs and assigns, to their only use and behoof forever.

AND THE PARTIES of the first part, for themselves, their heirs and assigns, covenant with the parties of the second part, their heirs and assigns, that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and they will forever warrant and defend the title to the same against the claims of all persons whomsoever.

IN TESTIMONY, WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Adron K. Nelson (SEAL)  
Adron Keith Nelson

Yvonne J. Nelson (SEAL)  
Yvonne J. Nelson

Polly M. Nelson (SEAL)  
Polly M. Nelson

STATE OF NORTH CAROLINA  
CARTERET COUNTY

I, Rodney Fulch, Notary Public, do certify that Adron Keith Nelson and wife, Yvonne J. Nelson and Polly M. Nelson did personally appear before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 7<sup>th</sup> day of May 2021.

RGF  
Notary Public

My commission expires: 10/16/21

