

FILE # 1830490

FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

July 2, 2024 03:12 PM

IWW DEED 3 P

FEE: \$26.00

NC REVENUE STAMP: \$420.00

FILE # 1830490

C.R. Wheatly
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No. 733520818508000 Verified by Carteret County on the _____ day of _____, 2024.

By: _____

Mail/Box to: **Wheatly Law Group, PA, P O Box 360, Beaufort, NC 28516**

This instrument was prepared by: **C. R. Wheatly, III**

Brief description for the Index: **177 Huntley Road**

THIS DEED made this 27 day of June, 2024, by and between

GRANTOR

GRANTEE

Constance Diane Rosser, unmarried
P.O. Box 2055
Beaufort, NC 28516

Brian Trenton Atwell and wife, Starr Sloop Atwell
1130 Patterson Road
Salisbury, NC 28147

And

Samuel Dillon Atwell
1130 Patterson Road
Salisbury, NC 28147

Joint Tenants with Rights of Survivorship

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 or parcel of land situated in the Harkers Island Township, Carteret County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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

The property hereinabove described was acquired by Grantor, By and Through the Estate of Nick Fordham Smith, Jr. having a Carteret County Estate File Number 23-E-896.

The purpose of this deed is to convey any and all interest of the individual Grantor received by and through the Will and Estate of Nick Fordham Smith, Jr., having a Carteret County Estate File Number 23-E-896.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1018, Page 047.

A map showing the above described property is recorded in Plat Book 31, Page 170, Carteret County Registry.

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.

Constance Diane Rosser (SEAL)
Constance Diane Rosser

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Constance Diane Rosser 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 27 day of June, 2024.

Karen Pechie
Notary Public

My Commission Expires:
7.7.27
(Affix Seal)

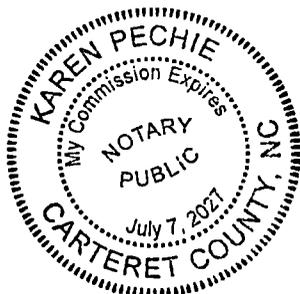


Exhibit "A"

Being all of that tract or parcel of land known as the New Tract 2 as shown on the at survey entitled "Recombination Plat Huntley Road" prepared by Canoy Surveying as recorded in Map Book 34, Page 825, Carteret County Registry.