

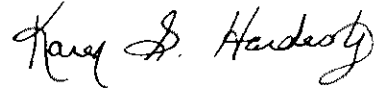
Karen S. Hardesty
Carteret County, NC
May 20, 2022 9:26:31 AM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$150.00

FILE # 1768079



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

Parcel #: 6348.18.21.5178000
Stamps: \$150.00

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this the 18th day of May, 2022, by and between:

Charles H. Butler and wife, Deborah S. Butler
103 Elm Creek, Morehead City, NC 28557
(hereinafter referred to as Grantor);

and

BJC Enterprises, LLC
A North Carolina Limited Liability Company
314 West Southwinds Dr., Newport, NC 28570
(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 1440, Page 128

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: 2022 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.

Charles H. Butler (SEAL)
Charles H. Butler

Deborah S. Butler (SEAL)
Deborah S. Butler

STATE OF NC
COUNTY OF Carteret

I, L. Kristine Montford, a Notary Public of the aforesaid County and State do hereby certify that Charles H. Butler and Deborah S. Butler personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 18 day of May, 2022.

My commission Expires: 8/9/2022

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

(SEAL)

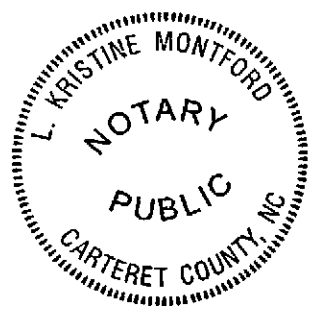


EXHIBIT A

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

Being all of Lot Number One (1), Tract One (1), L. W. Howard Subdivision, as shown and designated on the map of same recorded in the Carteret County Registry at Map Book 13, Page 47.