

BK 2119PG971

FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
October 11, 2022 02:39:00 PM
Book 2119 Page 971-973
FEE: \$26.00
NC REVENUE STAMP: \$60.00
INSTRUMENT # 2022005869



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BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 58623
MM 10-11-22
Land Records Official Date

PREPARED BY AND RETURN TO:
RODMAN, HOLSCHER, PECK, EDWARDS & HILL, PA
Attorneys at Law
320 North Market Street; PO Box 1747
Washington, NC 27889
Telephone: (252) 946-3122

Revenue Stamps: \$60.00
PIN#: 36043

DELINQUENT TAXES, IF ANY, TO BE PAID BY THE
CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR
UPON DISBURSEMENT OF CLOSING PROCEEDS.

NORTH CAROLINA
BEAUFORT COUNTY

THIS DEED, made and entered into this the 6 day of October, 2022, by K. RICHARD LAWRENZ and wife, BETTY L. MORRISON, whose address is 10797 Cedar Road, Chesterland, OH, 44026, Grantors; to BRUCE C. CARLSON, a Married Man, whose address is 577 Hoff Road, Belhaven, NC 27810, Grantee;

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to them paid by the Grantee, the receipt whereof is acknowledged, have given, granted, bargained, sold and do hereby convey unto the Grantee, in fee simple, all that certain lot or parcel of land situate, located in Long Acre Township, Beaufort County, North Carolina, more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining unto said Grantee, his heirs and assigns, in fee simple, subject, however, to the following:

1. 2022 Beaufort County Ad Valorem taxes.
2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.
4. Those Restrictive Covenants recorded in Book 860, Page 874, and Book 855, Page 885, Beaufort County Registry.

THE GRANTORS HEREIN STATE THAT THE PROPERTY DESCRIBED IN THIS DEED IS NOT THEIR PRINCIPAL RESIDENCE.

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EXHIBIT A

All that certain lot or parcel of land lying and being in Long Acre Township, Beaufort County North Carolina, and more particularly described as follows:

BEING all of Lot #123 of Pamlico Plantation II as the same is shown on that Map entitled, "Lot Layout for Pamlico Plantation Phase II" recorded in the Office of the Register of Deeds of Beaufort County in Plat Cabinet C, Slide 380. And being the same as was conveyed to Ronald L. Harris and wife, Wanda T. Harris by deed dated February 9, 2001 of record in Book 1189, Page 259, Beaufort County Registry, to which map and deed further reference is herein made and incorporated for a more complete and detailed description. Reference is also made to deeds recorded in Book 1409, Page 764 and Book 1526, Page 855, Beaufort County Registry.

The Grantors covenant with the Grantee that they are seized in fee simple of the above described property and have good right and title to convey the same; that the same is free and clear of all liens and encumbrances, except those matters and things above set forth, and that, subject thereto, they will forever warrant and defend the title to the same against all lawful claims and demands.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seals, the typewritten word "Seal" appearing beside their names, this the day and year first above written.

K. Richard Lawrenz (Seal)
K. RICHARD LAWRENZ

Betty L. Morrison (Seal)
BETTY L. MORRISON

STATE OF OHIO

COUNTY OF GEAUGA

I, JENNIFER L. PAZICNI, a Notary Public of the County and State aforesaid, certify that K. RICHARD LAWRENZ and wife, BETTY L. MORRISON, who are personally known by me or have produced satisfactory evidence of identity, appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of October, 2022.



Jennifer L. Pazicni
Notary Public, State of Ohio
My Commission Expires
June 12, 2024
Recorded in Lake County

Jennifer L. Pazicni
NOTARY PUBLIC

My Commission Expires: 10-12-2024

Chip Edwards

[Signature]