

Karen S. Hardesty

Carteret County, NC

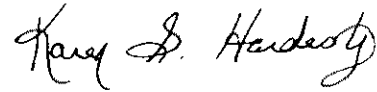
January 25, 2021 3:40:47 PM

DEED # Pages: 2

Fee: \$26.00

NC Revenue Stamp: \$490.00

FILE # 1705238



This instrument drafted by: Luther D. Starling, Jr.

Parcel I.D.#: 6344.05.19.34.68.303

After recording, mail to: Grantee

Property is not the primary residence of the Grantors.

Stamps: \$490.00

North Carolina )

)

WARRANTY DEED

Carteret County )

This Deed, made this the 21st day of January, 2021 by **Brandon Parrish and wife, Amanda Parrish**, whose address is **903 Gor An Farm Road, Selma, NC 27576** (hereinafter collectively referred to as "Grantors") to **Donald Lynn Johnson and wife, Anne Beasley Johnson**, having an address of **906 Mary Street, Dunn, NC 28334** (hereinafter collectively referred to as "Grantees").

**WITNESSETH:**

That said Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey onto said Grantee all that lot or parcel of land located in Morehead Township, Carteret County, State of North Carolina, and being more particularly described as follows:

**Being all of Unit Number 303 in the multi-unit Building A, known as Ocean Bay Villa Condominiums as shown on that certain map recorded in Map Book 10-F at page 70, et seq. in the Office of the Register of Deeds for Carteret County, N.C., and also designated in the Declaration of Intention to submit property to the provisions of Chapter 47A of the N.C.G.S., said Declaration being recorded in Unit Ownership Book UO20 at Page 51 (incorrectly shown in prior deeds as 41) together with a .01923% undivided interest in and to the common areas and facilities declared therein to be appurtenant to said Unit.**

**Grantees by the acceptance hereof and by agreement with Grantors hereby expressly assumes and agrees to be bound by and complied with all of the covenants, terms, provisions and conditions set forth in the Declaration and the By-Laws of Ocean Bay Villas**

**Condominiums Owners Association, Inc, recorded in Unit Ownership Book UO20 at page 51 in said registry, and all of the rules and regulations made thereunder including but not limited to, the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against said unit.**

**For chain of title see Deed recorded in Book 1419, Page 4145 and that Deed recorded in Book 1581, Page 333, Carteret County Registry.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and their heirs and/or assigns forever.

AND the said Grantors covenants that they are seized of said premises in fee simple and have the right to convey the same in fee simple; that the same is free from encumbrances; that they will warrant and defend the said title to the same against the claims of all persons whatsoever, except for easements and restrictions of record.

In testimony Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.

  
\_\_\_\_\_(SEAL)  
BRANDON PARRISH

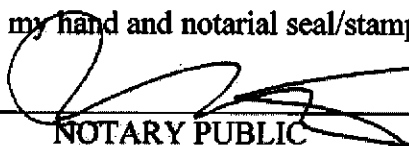
  
\_\_\_\_\_(SEAL)  
AMANDA PARRISH

STATE OF NC

COUNTY OF WAKE

I, Russell E. Meinert, a Notary Public of the County of Wake and said State, do hereby certify that BRANDON PARRISH AND WIFE, AMANDA PARRISH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal/stamp, this 21st day of January, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 11-09-2023

