

Karen S. Hardesty

Carteret County, NC

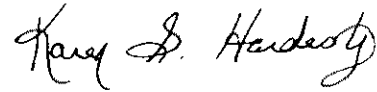
September 2, 2020 4:22:11 PM

DEED # Pages: 2

Fee: \$26.00

NC Revenue Stamp: \$180.00

FILE # 1686048



WARRANTY DEED

PREPARED BY: GOINES LAW FIRM, PLLC, 911 ARENDELL STREET, MOREHEAD CITY, NC 28557
RETURN TO: ~~GOINES LAW FIRM, PLLC, 911 ARENDELL STREET, MOREHEAD CITY, NC 28557~~
White & Allen, PA - File #M125010-2

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

Excise Tax: \$ 180.00
Parcel #: 638618428226000

THIS WARRANTY DEED made and entered into this 1st day of September, 2020,
by and between:

Gay P. Howe, unmarried
410 Tanbridge Road
Wilmington, NC 28405
(GRANTOR)

and

Todd Chelsie Breed,
163 Smith Road

Atlantic Beach, NC 28512

(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 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, tract or parcel of land situated in CARTERET COUNTY, North Carolina and more particularly described as follows:

Submitted electronically by "White & Allen MHC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

BEING all of Lot number Five (5), in Block or Square One Hundred Six (106) as shown and designated on the official map of the Town of Morehead City, which said map is duly recorded in Map Book 1, Page 139, Carteret County Registry.

This being the same property conveyed to Grantors in Book _____, Page _____, Carteret County Registry.

This IS _____ NOT X the primary residence of the Grantor.

The above-described property is conveyed and accepted subject to such easements, restrictions and rights of way as appear of record in the Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot, tract 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, 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 excluding the exceptions stated herein and designated on the map referred to above.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, the day and year first above written.

BY: *Gay P. Howe* (SEAL)
GAY P. HOWE

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, a Notary Public of the county and state aforesaid, certify that Gay P. Howe personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1st day of September, 2020.

Darren Gibson
Notary Public

Darren Gibson
Printed Name of Notary

My commission expires:
October 8, 2024

