

Karen S. Hardesty

Carteret County, NC

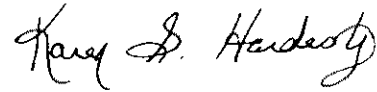
September 27, 2023 12:45:36 PM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$200.00

FILE # 1810174



GENERAL WARRANTY DEED

Excise Tax: 200.00 _____

Tax Parcel ID No. 731505185949000

Verified by Carteret County on the ____ day of September, 2023.

Mail/Box to: Watermark Homes, Inc.

Instrument prepared by: Richard L. Stanley, 308 Ibis Place, Beaufort, NC 28516

Brief description for the Index: lot 24, The Cottages at Front Street Village

THIS DEED, made this the 19 day of September, 2023, by and between

GRANTOR:

FRONT STREET VILLAGE, LLC, A North Carolina Limited Liability Company, 2450 Lennoxville Road, Beaufort, NC 28516, herein "GRANTOR", and

GRANTEE:

WATERMARK HOMES, LLC, A North Carolina Limited Liability Company,, whose address is 196 Annette Drive, Benson NC 27504, herein referred to as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby give, grant, bargain, sell and convey unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Beaufort, County of Carteret, State of North Carolina, more particularly described as follows:

See exhibit A attached hereto.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1259, Page 443, and being reflected on plat(s) recorded in Map/Plat Book 34, page/slide 492.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever

Revised December 17, 2009

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

Utility easements, restrictive covenants, easements and 2023 county taxes.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

FRONT STREET VILLAGE, LLC

By Charles Oliver II
Charles Oliver II, Manager

State of NORTH CAROLINA
County of Carteret

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Charles Oliver II in the capacity as manager of Front Street Village, LLC,
[insert name(s) of principal(s)].

Date: 9-19-2023

Peggy Ann Quinn
PEGGY ANN QUINN Notary Public
Notary's Printed or Typed Name

My Commission Expires:
5-26-2026

(Official/Notarial Seal)

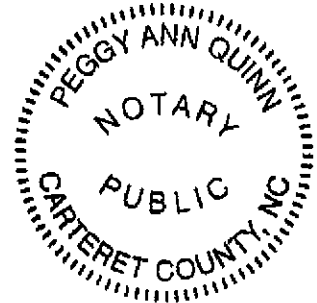


EXHIBIT A

Being all of lot 24 as shown and located within The Cottages at Front Street Village Subdivision as shown on that certain plat recorded in Map Book 34, page 492, Carteret County Registry, reference to said plat being made for greater certainty of description.

This conveyance is made subject to those Protective Covenants for the Cottages at Front Street Village recorded in Book 1780, page 145, as amended, the requirement for payment of dues and compliance with the Covenants, easements, 2023 taxes and matters of record.