



FILE # 1807260

FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

August 23, 2023 11:53 AM

IWW DEED 2 P

FEE: \$26.00

NC REVENUE STAMP: \$800.00

FILE # 1807260

✓ Rt. Wheatly

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$800.00

Parcel Identifier No. 730903043966000 Verified by Carteret County on the _____ day of _____, 2023.

By: _____

Mail/Box to: **Wheatly Law Group, P.A., 710 Cedar Street, Beaufort, NC 28516**

This instrument was prepared by: **C. R. Wheatly, III**

Brief description for the Index: **820 Laurel Road**

THIS DEED made this 23 day of August, 2023, by and between

GRANTOR

GRANTEE

Ronald E. Lovings, unmarried
104 S 3rd Street, Unit I4
Morehead City, NC 28557

HUFFJOHN LLC
820 Laurel Road
Beaufort, NC 28516

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 or parcel of land situated in the Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

Being all that property as shown on Survey for Ronald E. Lovings as recorded in Map Book 30, Page 811, Carteret County Registry, together with and including an easement for ingress, egress and regress as shown on the before mentioned map and as recorded in Book 695, Page 205, Carteret County Registry.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1522, Page 146, Carteret County Registry.

A map showing the above described property is recorded in Plat Book 30, Page 811, Carteret County Registry.

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, other than the following exceptions:

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

Ru (SEAL)
Ronald E. Lovings

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Ronald E. Lovings personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 23 day of August, 2023.

Karen Pechie
Notary Public

My Commission Expires: 7-7-27
(Affix Seal)

