

Karen S. Hardesty

Carteret County, NC

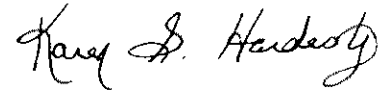
November 13, 2020 1:26:48 PM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$0.00

FILE # 1695419



Excise Tax: \$0

PARCEL #: 538313043448000

Mail after recording to: GRANTEE

This instrument prepared by: DUANE R. HALL II, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon distribution of closing proceeds

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## NORTH CAROLINA GENERAL WARRANTY DEED

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This Deed made this the 12<sup>th</sup> day of **NOVEMBER, 2020**, by and between **GRANTOR: Shore Leave Properties, LLC, A NC LIMITED LIABILITY COMPANY**, whose mailing address is 169 Black Angus Drive, Garner, NC 27529 (herein referred to collectively as Grantor) and **GRANTEES: Robert Kerns, aka Robert E. Kerns, and wife Regan Kerns, aka Regan E. Kerns**, whose mailing address is 169 Black Angus Drive, Garner, NC 27529 (herein referred to collectively as Grantee).

WITNESSETH, For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Emerald Isle, County of Carteret, State of North Carolina, more particularly described as follows:

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF WHITE OAK, CARTERET COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEING ALL OF LOT SEVEN (7), IN SECTION C, AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT CAPTIONED OCEAN OAKS, BEING THE SOUTHERN PORTION OF BLOCK NUMBER FORTY-FIVE (45), PREPARED BY J.P. MCLEAN, R.L.S., DATED APRIL 4, 1984, REVISED JUNE 12, 1984, AND RECORDED IN MAP BOOK 21, AT PAGE 38, IN THE OFFICE OF THE REGISTER OF DEEDS OF CARTERET COUNTY, NORTH CAROLINA AND TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in FILE #1662005, CARTERET COUNTY REGISTRY.

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

PROPERTY STREET ADDRESS: 107 Ocean Oaks Drive Emerald Isle, NC 28594

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 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:

- 1) Ad valorem taxes for the current year; 2) Easements and rights of way of record, if any; and 3) Restrictions of record, together with amendments, if any.

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 Grantor has duly executed the foregoing as of the day and year first above written.

**Shore Leave Properties, LLC, A NC LIMITED LIABILITY COMPANY**

By:  (Seal)  
Robert E. Kerns, manager

By:  (Seal)  
Regan E. Kerns, manager

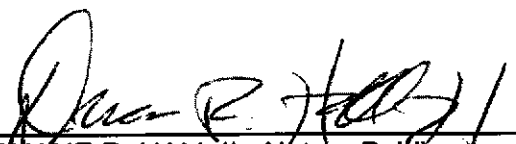
STATE OF NC  
COUNTY OF WAKE

I DUANE R. HALL II a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Robert E. Kerns, as manager of Shore Leave Properties, LLC, A NC LIMITED LIABILITY COMPANY

Regan E. Kerns, as manager of Shore Leave Properties, LLC, A NC LIMITED LIABILITY COMPANY

Date: **NOVEMBER 12, 2020**

  
DUANE R. HALL II - Notary Public

My Commission Expires:  
SEAL

