

Karen S. Hardesty

Carteret County, NC

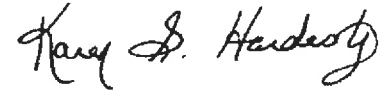
August 3, 2021 2:41:50 PM

DEED # Pages: 3

Fee:\$26.00

NC Revenue Stamp:\$450.00

FILE # 1733095



Prepared by
Moeller, PA
607 Broad Street
P.O. Box 1488
New Bern, North Carolina 28563

Parcel No: 630504720733000

Revenue Stamp \$450.00

Brief Description: Lot 504 Cannonsgate at Bogue Sound Phase 1

Return to: Moeller, P.A.

Property was not the Grantor's Primary Residence

**NORTH CAROLINA
CARTERET COUNTY**

THIS GENERAL WARRANTY DEED, dated the 2nd day of August, 2021, is made by and between HUDSON PROPERTY INVESTMENTS, LLC, a North Carolina Limited Liability Company (herein called the "Grantor"), whose mailing address is PO Box 9494, Fayetteville, NC 28311; and JOHN A PEARSON and wife, KAREN F. PEARSON (herein called the "Grantee"), whose mailing address is 711 Cannonsgate Drive, Newport, NC 28570.

The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

THAT the Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good valuable consideration paid to Grantor by 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, the following described property, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

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 said 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, except the herein mentioned encumbrances, if any, ad valorem taxes for the current year (prorated through the date of closing), utility easements and unviolated restrictive covenants that do not materially affect the value of said premises; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, HUDSON PROPERTY INVESTMENTS, LLC, has executed this deed by and through its Manager this the day and year first above written.

HUDSON PROPERTY INVESTMENTS, LLC
By: [Signature]
Anthony Hudson, Manager

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Reginald Lewis, a Notary Public of the aforesaid County and State, do hereby certify that ANTHONY HUDSON personally appeared before me this day and acknowledged that he is the Manager of HUDSON PROPERTY INVESTMENTS, LLC, a North Carolina limited liability company, and that he further acknowledged the due execution thereof.

WITNESS my hand and notarial seal, this 2 day of August, 2021.

[Signature]
NOTARY PUBLIC

My Commission Expires:
2/24/25

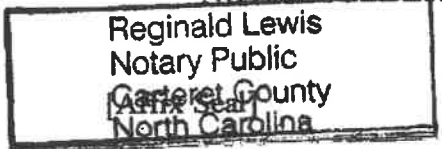


EXHIBIT A
PROPERTY DESCRIPTION

All that certain lot or parcel of land situated in Carteret County, North Carolina and more particularly described as follows:

BEING all of Lot 504, Phase I, CANNONSGATE AT BOGUE SOUND Subdivision as shown on plats recorded in Map Book 30, Page 780-790 in the office of the Register of Deeds for Carteret County, North Carolina, together with the improvements located thereon.

Karen S. Hardesty
Carteret County, NC

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CARTERET COUNTY**

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The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

THAT the Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good valuable consideration paid to Grantor by 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, the following described property, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

Submitted electronically by "Moeller, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

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 said 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, except the herein mentioned encumbrances, if any, ad valorem taxes for the current year (prorated through the date of closing), utility easements and unviolated restrictive covenants that do not materially affect the value of said premises; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, HUDSON PROPERTY INVESTMENTS, LLC, has executed this deed by and through its Manager this the day and year first above written.

HUDSON PROPERTY INVESTMENTS, LLC

By:

[Handwritten Signature]
Anthony Hudson, Manager

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Reginald Lewis, a Notary Public of the aforesaid County and State, do hereby certify that ANTHONY HUDSON personally appeared before me this day and acknowledged that he is the Manager of HUDSON PROPERTY INVESTMENTS, LLC, a North Carolina limited liability company, and that he further acknowledged the due execution thereof.

WITNESS my hand and notarial seal, this 2 day of August, 2021.

[Handwritten Signature]
NOTARY PUBLIC

My Commission Expires:

2/24/25

Reginald Lewis
Notary Public
Carteret County
North Carolina

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PROPERTY DESCRIPTION

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