

Karen S. Hardesty

Carteret County, NC

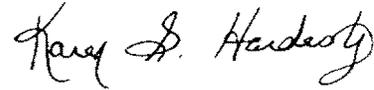
January 15, 2025 10:11:28 AM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$150.00

FILE # 1846141



Prepared by & return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334  
Excise Tax: \$150.00  
Parcel ID: 730704930314000

### **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made this 13<sup>th</sup> day of January, 2025, by and between **MICHAEL J. SAYLOR and wife, KIM D. SAYLOR** of 1512 Sweetwater Lane, Raleigh, NC 27610, hereinafter called GRANTOR, and **CUMBERLAND HOMES, INC., a NC corporation** whose address is Post Office Box 727, Dunn, NC 28335, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

***BEING all of Lot 17, The Reserve Collection at North River Club, Section Two as shown and described on sheets 3, 4 and 5 of the map entitled "Final Plat North River Club Section Two" recorded in Map Book 31, Pages 275-280 and said map was revised and re-recorded in Map Book 31, Pages 496-501 of the Carteret County Register of Deeds Office.***

***Property Address: 333 Taylorwood Drive, Beaufort, NC 28516***

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in File Number 1347400, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2025 ad valorem taxes which are not yet payable.

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

Michael J. Saylor (SEAL)  
**MICHAEL J. SAYLOR**

Kim D. Saylor (SEAL)  
**KIM D. SAYLOR**

*Notary acknowledgment on next page*

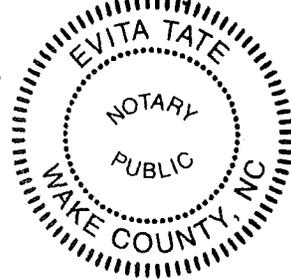
STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, Evita Tate, a Notary Public, do hereby certify that **Michael J. Saylor** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 13 day of January, 2025.

Evita Tate  
Notary Public

My Commission Expires: 10-17-2026



STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, Evita Tate, a Notary Public, do hereby certify that **Kim D. Saylor** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 13 day of January, 2025.

Evita Tate  
Notary Public

My Commission Expires: 10-17-2026

