

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 11/27/2023 8:09:01 AM  
Fee Amt: \$43.00 Page 1 of 2  
Revenue Tax: \$17.00  
Pamlico, NC  
Lynn H. Lewis Register of Deeds

**BK 719 PG 721 - 722**

## **NORTH CAROLINA GENERAL WARRANTY DEED**

This instrument prepared by Gary Berman, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to Grantee

Excise tax: \$17.00

Parcel number: E09-17-23

Grantor's mailing address: 39398 Ledford Drive, Clements, MD 20624

Grantee's mailing address: 1317 Edgewater Drive, #2770, Orlando, FL 32804

The property conveyed by this deed does not include the Grantor's primary residence.

**THIS DEED**, dated November 17, 2023, is from James R. Guy and wife, Carolyn L. Guy (herein referred to jointly as the Grantor), to Heron Gaze, Inc., a Florida corporation (herein referred to as the Grantee).

The designations "Grantor" and "Grantee" as used herein shall include the parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the land lying in Pamlico County, North Carolina, and more particularly described as follows:

**BEING** all of Lot 23 of Caraway Cove, as per map recorded in Plat Cabinet A, Slide 164-13, Pamlico County Registry.

Subject to the restrictive covenants recorded in Book 504, Page 522, Pamlico County Registry.

Submitted electronically by "Berman & Associates"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pamlico County Register of Deeds.

(The Grantor acquired this property by deed recorded in Book 504, Page 921, Pamlico County Registry.)

**TO HAVE AND TO HOLD** the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances except as provided above and except for unpaid property taxes for future years.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed.

*James R. Guy* (SEAL)  
James R. Guy

*Carolyn L. Guy* (SEAL)  
Carolyn L. Guy

STATE OF NORTH CAROLINA, COUNTY OF Carteret

I, Rhonda Muhaluk, a notary public for Carteret County, North Carolina, hereby certify that James R. Guy and Carolyn L. Guy personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 21 day of November 2023.

*Rhonda Muhaluk*  
Notary Public

My commission expires: 08/19/2024

**RHONDA MUHALUK**  
Notary Public  
Carteret Co., North Carolina  
My Commission Expires Aug. 19, 2024