

BK 6337 PG 909 - 912

Revenue Stamps: No taxable consideration

Parcel Identifier No. 174526

Brief description for the Index:

L419 – Somerset Pl at Stateside SVA P2

**** The Attorney preparing this instrument has made NO record search or examination as to the property herein described, unless the same is shown by his written and signed certificate. ****

This instrument was prepared by & return to: Price & Williams, P.A.
5725 Oleander Drive, Suite C-3
Wilmington, NC 28403

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 14th day of April, 2025, by and between,

GRANTOR	GRANTEE
<p>Felix Navarro and wife, Adelina Navarro</p> <p><u>Mailing Address:</u> 910 Upland Lane Jacksonville, NC 28456</p>	<p>Felix Navarro, Sr. and Adelina Navarro, Trustees of the Navarro Family Revocable Living Trust, dated April <u>11</u>, 2025</p> <p><u>Mailing Address:</u> 910 Upland Lane Jacksonville, NC 28456</p>

PLEASE CHECK ONE: This property does / does not include the primary residence of at least one of the Grantors. (NCGS § 105-317.2)

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all their interest in that certain lot, tract, or parcel of land more particularly described as follows:

submitted electronically by "Price & Williams, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Being all of Lot 419 shown on map entitled, "FINAL PLAT, SOMERSET PLACE, SECTION V-A PART II AT STATESIDE" PREPARED BY Tidewater Associates, Inc., dated 06/16/2023 and recorded in Map Book 85, Page, Onslow County Registry; and being all that property as shown on map entitled, "PLAT OF CORRECTION SOMERSET PLACE, SECTION V-A PART II AT STATESIDE" prepared by Tidewater Associates, Inc., dated 06/16/2023 and recorded in map Book 85, Page 34, Onslow County Registry.

Property is subject to Restrictive Covenants recorded in Book 4574, Page 26, Book 4814, Page 489, Book 5508, Page 204, Book 5809, Page 383, Book 5867, Page 189, Book 5995, Page 250, Book 5995, Page 591, Book 6043, Page 899, and as amended, Onslow County Registry.

The property hereinabove described was conveyed by A. Sydes Construction, Inc., a North Carolina corporation to Felix Navarro and wife, Adelina Navarro by North Carolina General Warranty Deed dated November 20, 2024 and recorded on December 13, 2024 in Book 6274, Page 69 in the Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions as follows:

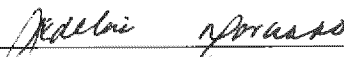
- i. Ad Valorem taxes for 2025;
- ii. Easements and Restrictive Covenants of Record;
- iii. County and municipal zoning ordinances.

Grantor makes no warranty, express or implied, concerning the title to the above referenced property.

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



Felix Navarro (SEAL)



Adelina Navarro (SEAL)

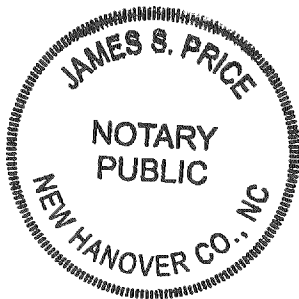
STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I certify that the following person(s) personally appeared before me this day, having been properly identified by a driver's license or other photo identification, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Felix Navarro and wife, Adelina Navarro

Witness my hand and notarial seal, this 11th day of April, 2025.



Notary Public

James S. Price
Typed or Printed Name of Notary

My Commission Expires: 07-02-2029



Tax Certification Form
(Check One Box)

- This certifies that there are no delinquent ad valorem taxes, or other taxes which the Onslow County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number:

174526 GRANTEE: FELIX NAVARRO, SR. AND ADELINA NAVARRO, TRUSTEES OF THE NAVARRO FAMILY REVOCABLE LIVING TRUST, DATED APRIL 11, 2025

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

- No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed, and the assessor has obtained the desired information from the conveyance (G.S. 105-303).

- Balance due on account. It must be paid to Onslow County Tax Collector. Please make payment within 5 days of closing.

04/14/2025

Tax Collections Staff Signature

Date

- This parcel may have an exemption, exclusion or deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.