

BK 5943 PG 361 - 363

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$650.00

Recording Time, Book and Page set forth above

This instrument prepared by: Gaylor Edwards & Vatcher, P.A., Licensed North Carolina Attorneys

Tax Parcel I.D.: 168626

Mail after recording to: Grantee

Brief description for index: Lot 18, Turkey Ridge, Sec. IV

The hereinafter described property ___ does X does not include the primary residence of Grantor

THIS DEED made this 6th day of April, 2023 by and between:

GRANTOR:

GRANTEE:

HORIZONS EAST, LLC, a North Carolina
limited liability company

DAVID WARREN and wife,
AMANDA WARREN

Mailing address:
104 Garnet Lane
Jacksonville, NC 28546

Mailing address:
501 Poults Drive
Richlands, NC 28574

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee, in fee simple, all that/those certain tract(s), lot(s) or parcel(s) of land, situated in Richlands Township, Onslow County, North Carolina and more particularly described as follows:

Being all of Lot 18 as shown on a plat entitled, "Final Plat, Turkey Ridge, Section IV, a Planned Residential Development," dated 09/08/2020, prepared by Parker & Associates, Inc. and recorded in Map Book 79, Page 126, in the Office of the Register of Deeds of Onslow County, North Carolina.

Subject to restrictive covenants and easements of record.

Submitted electronically by "Gaylor Edwards Vatcher LawFirm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

The property hereinabove described was acquired, or is a portion of the property acquired, by Grantor by instrument recorded in: Book 5784, Page 612, Onslow County Registry.

A map showing the above described property is recorded in: Map Book 79, Page(s) 126 Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid tract(s), lot(s) or parcel(s) of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Property taxes for the year 2023 and thereafter; restrictive covenants, general utility easements of record, reservation of oil, gas, mineral and other subsurface rights, of record, if any, and matters shown on any recorded plat of the above described property.

IN WITNESS WHEREOF, the Grantor has hereto set his/her hand and seal, or if corporate or other entity, has caused this instrument to be executed by its duly authorized partner(s), manager(s) or officer(s), the day and year first above written.

HORIZONS EAST, LLC, a North Carolina Limited Liability Company

By: [Signature]
Jennifer Morton Ward, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

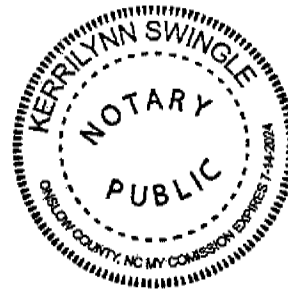
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity(ies) indicated:

Jennifer Morton Ward, Member/Manager

Date: 4/16/2023

[Signature]
(Official Signature of Notary)

Kerrilynn Swingle
(Notary's printed or typed name)



(Official Stamp or Seal)

My commission expires: 7/14/24



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:

168626 GRANTEE: DAVID WARREN and AMANDA WARREN

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.

Betsy R Brothers Digitally signed by Betsy R Brothers
Date: 2023.04.06 13:20:59 -04'00'

Tax Collections Staff Signature

04/06/2023

Date

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