

BK 5776 PG 65 - 67

This instrument was prepared by Lanier, Fountain, Ceruzzi & Sabbah, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Onslow County Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$574.00

Parcel Identifier No. 170394 S/F 168727

Mail/Box to: Robert Edward Kline, 307 Lonesome Dove Court, Maysville, NC 28555

This instrument was prepared by: Lanier, Fountain, Ceruzzi & Sabbah, 114 Old Bridge Street, Jacksonville, NC 28540/kmb

Brief description for the Index: Lot 52 Village Creek, Phase II

THIS DEED made this 31 day of May, 2022, by and between

GRANTOR

GRANTEE

**A.SYDES CONSTRUCTION, INC.,
A North Carolina Corporation**

**PO Box 7122
Jacksonville, NC 28540**

**ROBERT EDWARD KLINE AND
CYNTHIA WILSON KLINE, husband and wife**

**307 Lonesome Dove Court
Maysville, NC 28555**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 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 in White Oak Township, Onslow County, North Carolina and more particularly described as follows:

BEING all of Lot 52 as shown on survey entitled, "FINAL PLAT, VILLAGE CREEK, PHASE II", dated 09/03/2021, prepared by Tidewater Associates, Inc., and recorded in Map Book 80, Page 226, Onslow County Registry.

Subject to Restrictive Covenants recorded in Book 5104, Page 714, Book 5146, Page 440 and Book 5619, Page 979, Onslow County Registry.

submitted electronically by "Lanier, Fountain Ceruzzi & sabbah"
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 by Grantor by instrument recorded in Book 5668 Page 704.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 80 Page 226.

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, other than the following exceptions: Easements and restrictions appearing of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

A.SYDES CONSTRUCTION, INC.

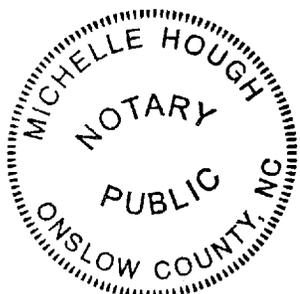
By: *Anthony W. Sydes* (SEAL)
Name: Anthony W. Sydes
Title: President

State of North Carolina - County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated thereon: Anthony W. Sydes

Witness my hand and Notarial stamp or seal this 31 day of May 2022.

My Commission Expires:
8/30/2022
(Affix Seal)



Michelle Hough
Notary Public
Michelle Hough
Notary's Printed or Typed Name



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:

170394 sf 168727 GRANTEE: ROBERT EDWARD KLINE AND CYNTHIA WILSON KLINE

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.

EILEEN WAGNER Digitally signed by EILEEN WAGNER Date: 2022.06.09 14:07:04 -04'00'

06/09/2022

Tax Collections Staff Signature

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.