

BK 5251 PG 533 - 535

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$240**

Parcel Identifier No. 151947

____ If marked, this property is a conveyance of the primary residence of the Grantor pursuant to NCGS § 105-317.2

This instrument was prepared by: Donald G. Walton, Attorney at Law 722 New Bridge St., Jacksonville, NC 28540

THIS DEED, dated August,13, 2020, by and between

GRANTOR

Leshue Sanderson, Divorced

Mailing Address:

335 Potters Hill Rd

Richlands, NC 28574

GRANTEE

Landon Carroll Raynor, An Unmarried Woman

Mailing Address:

3287 Catherine Lake Road,

Chinquapin, NC 28521

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 valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in the Town of Chinquapin, Richlands Township, Onslow County, North Carolina, and more particularly described as follows:

BEING all of Lot No. 1 containing 0.331 acres, more or less, as shown on a map entitled "Final Plat for: Cowan Crossing Phase One", which map is recorded in Map Book 60 at Page 213 of the Onslow County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3634, Page 747. A map showing the above described property is recorded in Map Book 60, Page 213.

submitted electronically by "Donald G. Walton, Jr. Atty"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee(s) in fee simple. And the Grantor(s) covenant with the Grantee(s), that Grantor(s) is/are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) 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:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, this the 12 day of August, 2020.

Leshue Sanderson (Seal)
Leshue Sanderson

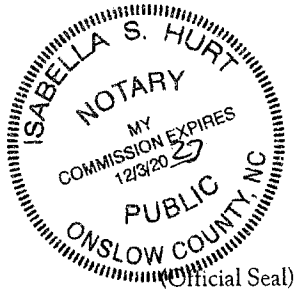
STATE OF NC
COUNTY OF Onslow

I Isabella S Hurt, a Notary Public for the State and County aforesaid, 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 purpose stated therein and in the capacity indicated:
Leshue Sanderson

Date: 8-13-2020

Isabella S Hurt
Notary Public

My Commission Expires: 12-3-2027



(Official Seal)



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:

151947

GRANTEE: LANDON CARROLL RAYNOR

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.

Pam McAteer Digitally signed by Pam McAteer
Date: 2020.08.28 13:06:50 -04'00'

Tax Collections Staff Signature

08/28/2020

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.