

BK 5569 PG 663 - 665

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1750.00

Parcel Identifier No. 044677 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

This instrument was prepared by: Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

Brief description for the Index: LOT Lot 27, Dolphin Shores

THIS DEED made this 7<sup>th</sup> day of September, 2021, by and between

**GRANTOR**  
Gary S. Cranston and Jeananne Cranston, Trustees of the Cranston  
Living Trust dated May 21, 2014  
253 Ambemist Way  
Forked River, NJ 08731

**GRANTEE**  
Dodge NC, LLC  
10760 Trego Trl.  
Raleigh, NC 27614

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, parcel of land or condominium unit situated in the City of North Topsail Beach, Stump Sound Township, Onslow County, North Carolina and more particularly described as follows:

Being all of Lot 27 as shown on that plat entitled "Final Plat Dolphin Shores, Stump Sound Twp., Onslow Co., North Carolina" as recorded in Map Book 38, Page 54, Onslow County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4163 page 613.  
All or a portion of the property herein conveyed X includes or \_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1613 page 490.

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:

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

The Cranston Living Trust dated May 21, 2014 (SEAL)  
By: [Signature] (Entity Name) Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: Gary S. Cranston, Trustee Print/Type Name: \_\_\_\_\_ (SEAL)

By: [Signature] (SEAL)  
Print/Type Name & Title: Jeananne Cranston, Trustee Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

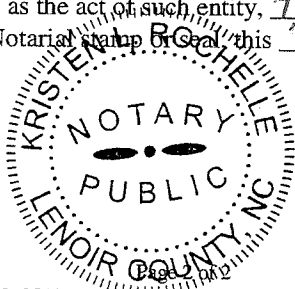
My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Lenoir  
I, the undersigned Notary Public of the County or City of Lenoir and State aforesaid, certify that Gary S. Cranston and Jeananne Cranston personally came before me this day and acknowledged that he is the Trustee of The Cranston Living Trust dated May 21, 2014, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 7<sup>th</sup> day of September, 2021.

My Commission Expires: 7/27/2025 Notary Public  
(Affix Seal) Kristen L. Rochelle 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:

044677 GRANTEE: DODGE NC LLC

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.

**KARYN JONES** Digitally signed by KARYN JONES  
Date: 2021.09.15 12:44:09 -04'00'

Tax Collections Staff Signature

**09/15/2021**

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.