

BK 6006 PG 972 - 974

This instrument prepared by: Ryan A. Prorise, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the Onslow Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Ryan A. Prorise, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Grantee's address (return to): 1123 Carteret Manor Drive, Jacksonville, NC 28546

NORTH CAROLINA
ONSLow COUNTY

Revenue Stamps: \$603

Parcel ID#: 172630

This Deed is made this 27th day of July, 2023, by and between **D.R. HORTON, INC., a Delaware corporation**, with an address of 6752 Parker Farm Drive, Suite 210, Wilmington, NC 28405, hereinafter called "Grantor", and **DEBRA JEANNE JONES and THOMAS JOSEPH JONES, a married couple**, whose address is 1123 Carteret Manor Drive, Jacksonville, NC 28546, hereinafter called "Grantee".

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in ONSLOW County, North Carolina, and more fully described as follows:

BEING all of Lot 261, Final Plat entitled "Wantland's Ferry, Section II-D at Towne Pointe", recorded in Plat Book 83, Pages 65 and 66 Onslow County Registry, to which plat reference is hereby made for a more particular description of same.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

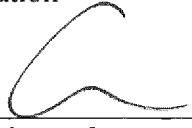
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2023 and subsequent years.
2. Restrictive covenants, utility easements and rights-of-way of record.
3. Any and all matters shown on the recorded plat(s).

Submitted electronically by "Bagwell Holt Smith 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

D.R. HORTON, INC.,
A Delaware corporation

By: 
Charlotte Palmer, Assistant Secretary

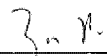
NORTH CAROLINA

NEW HANOVER COUNTY

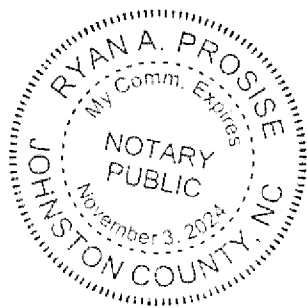
I, Ryan A. Prosize, a notary public, do hereby certify that Charlotte Palmer personally came before me this day and acknowledged that she is Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, and that she, as Assistant Secretary, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 27th day of July, 2023.

My commission expires: 11/3/2024


Ryan A. Prosize, Notary Public

(Affix Notary 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:

172630 GRANTEE: DEBRA JEANNE JONES AND THOMAS JOSEPH JONES

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.

Deborah Dressler Digitally signed by Deborah Dressler
Date: 2023.07.27 11:01:37 -04'00'

Tax Collections Staff Signature

07/27/2023

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.