Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/24/2016 3:52:19 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 4472 PG 851 - 854

PARCEL 076947 **NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: $ 0.00 Government Entity

Return to: Dustin J. Kennedy, 92 Parkway dr Jacksonville NC 28540

This deed was prepared by Robert M Love, Stewman, Booker & Love Law PC (w/o title search &/or certification), NC Bar Number 17501 who certifies that it is in a form that is in accordance with applicable local, state and federal law. (HF File: 2013-123-00 92166) Tax Code: 076947

Brief description for the Index: Lot 125, The Bluffs on New River, Section I, Map Book 59, Page 36, Slide M-1350

This Indenture, made on the 23rd day of June, 20 16 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Dustin J Kennedy and wife Nicole Kennedy, whose address is 92 Parkway Dr, Jacksonville, NC 28540, hereinafter referred to as Grantee

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 the City of _____, Richlands Township, Onslow County, North Carolina and more particularly described as follows:

See Legal Description Exhibit A attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4405, Page 513.

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 Map Book 59, Page 36, Slide M-1350.

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:
1) Grantor has done nothing to impair such title as Grantor received, and
2) Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor other than the following exceptions:
a) Easements and encumbrances of record.
b) Real property taxes due for 2016.
Buyer accepts the property subject to exceptions listed in 2(a) and 2(b).

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Submitted electronically by "Glenn O'Keith Fisher, Attorney at Law"
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 duly executed the foregoing as of the day and year first above written.

THE SECRETARY OF VETERANS AFFAIRS,
An Officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Printed Name: GENE Fisher

Title: AVP

State of TX)
)
Denton County)

On this date, before me personally appeared GENE Fisher, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Tx aforesaid, this 23rd day of June, 20 16.

My term expires:

LISA G KELLEY
Notary Public State of Texas
My Commission # 129067631
My Comm. Exp. July 26, 2020

Legal Description
Exhibit A
Schedule A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ONSLOW, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 125 AS SHOWN ON A MAP ENTITLED, "FINAL PLAT THE BLUFFS ON NEW RIVER SECTION I, A PLANNED RESIDENTIAL DEVELOPMENT, RICHLANDS, TWP., ONSLOW COUNTY, NORTH CAROLINA" PREPARED BY PARKER & ASSOCIATES, INC. ON NOVEMBER 18, 2009 FOR MORTON INVESTMENTS, LLC AND RECORDED IN MAP BOOK 59, PAGE 36, SLIDE M-1350, ONSLOW COUNTY REGISTRY.

Together with improvements located thereon; said property being located at 174 River Winding Road, North Carolina.

County, State: Onslow, North Carolina

PIN: 076947

Commonly known as: 174 River Winding Dr, Jacksonville, NC 28540

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DEPARTMENT OF TAX ADMINISTRATION

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:

076947

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.

☐ Balance due on account. It must be paid to Onslow County Tax Collector within 5 days of closing.

Valeria B Cox Digitally signed by Valeria B Cox DN: cn=Valeria B Cox, o, ou, email=valeria_cox@onslowcountync.gov, c=US Date: 2016.06.23 15:10:53 -04'00'

Tax Collections Staff Signature

06/23/2016

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.

234 NW Corridor Blvd ▪ Jacksonville, North Carolina ▪ 28540 ▪ Phone: (910) 989-2200 ▪ Fax: (910) 989-5818 ▪ OnslowCountyNC.gov/tax