



Excise Tax \$ 549.00  
Parcel No.: 242FS007

This instrument was prepared by Bailey & Busby, PLLC  
and return to: Midtown Law

Brief description for Index: Unit 7A, Sunset Ridge Paired Villas Condominium North Parcel

The attorney preparing this instrument has made no record search or title examination to the property herein described, unless the same is shown by his written and signed certificate. Further no tax advice of any nature has been rendered to the parties to this instrument.  
This Deed presented to the Brunswick Co. Tax Ofc on: Date \_\_\_\_\_ Clerk \_\_\_\_\_  
Delinquent taxes, if any, to be paid by Closing Attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

If checked, Grantor affirms this was his/her primary residence: \_\_\_\_\_

THIS DEED made this the 31st day of July, 2023, by and between:

| "GRANTOR"   | "GRANTEE"   |
|---|---|
| Bill Clark Homes of Wilmington, LLC, a North Carolina limited liability company | Frank R. Dyer and spouse,<br>Lynn A. Dyer             |
| 101 Autumn Hall Drive Suite 120<br>Wilmington, NC 28403                         | 1272-A, Marsilio Ln. SW<br>Ocean Isle Beach, NC 28469 |



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**

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 County of Brunswick, State of North Carolina, and more particularly described as follows:

**BEING ALL of Unit 7A, Sunset Ridge Paired Villas Condominium as designated and described in the Declaration of Condominium for Sunset Ridge Paired Villas Condominium, establishing the Condominium under the provisions of Chapter 47C of the North Carolina General Statutes recorded in Book 4612, Page 836 Brunswick County Registry, and more particularly shown on the plat recorded in Condominium Plat Book 17, Pages 80-81, of the Brunswick County Registry, reference to which is hereby made for a more particular description, together with an undivided interest in the limited and common elements declared therein to be appurtenant to said Unit.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3631 at Page 29 of the Brunswick County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (1) Ad valorem taxes for 2023 and subsequent years;
- (2) Applicable Restrictions, General utility service easements and rights of way of record;
- (3) Matters shown on maps recorded in the local County Registry;
- (4) Applicable local, county, state or federal government laws or regulations relative to environment, zoning, subdivision, occupancy, use or construction of the subject property;