

ENV

Doc ID: 016973820004 Type: CRP  
 Recorded: 01/12/2024 at 03:33:16 PM  
 Fee Amt: \$26.00 Page 1 of 4  
 Revenue Tax: \$0.00  
 Onslow County, NC  
 Omega K. Jarman Reg. of Deeds  
 BK 6086 PG 96-99

**Deed Preparer, Recording requested by and after recording, return to:**

Michael T. Davis  
12220 SW First Street  
Beaverton, OR 97005

**Grantor:**

Angel E. Garcia and  
Maria Garcia  
8810 SW Maverick Terrace  
Beaverton, OR 97008

**Grantee:**

Angel E. Garcia  
Maria A. Garcia, Trustees  
8810 SW Maverick Terrace  
Beaverton, OR 97008

**Until a change is requested,  
all tax statements shall be  
sent to the following address:**  
As is on record

**STATUTORY BARGAIN AND SALE DEED**

ANGEL E. GARCIA and MARIA GARCIA, Grantors, convey to ANGEL E. GARCIA and MARIA A. GARCIA, Trustees, GARCIA FAMILY TRUST, dated May 1, 2019, or successor trustee, Grantee, all of Grantor's right, title and interest in the following real property situated in Onslow County, North Carolina to-wit:

Common: 230 Yearling Loop, Jacksonville, NC 28540

Legal: LOT 54 OF BRIDLEWOOD, SECTION 1, AS SHOWN ON PLAT ENTITLED "FINAL PLAT (REVISED) SHOWING BRIDLEWOOD, SECTION 1" PREPARED FOR HOMECO CONSTRUCTION, INC., BY JOHN L. PIERCE & ASSOCIATES, P.A. DATED MAY 15, 2000, AND RECORDED IN MAP BOOK 39, PAGE 161 (SLIDE K-627), ONSLOW COUNTY REGISTRY.

Parcel No.: 060509 Excise tax: \$0.00

The true consideration for this conveyance is NONE- probate avoidance. The property is being transferred to the Grantor's Trust for the benefit of the Grantor.

1 STATUTORY BARGAIN AND SALE DEED

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY.

DATED: 10-24, 2022

Angel E. Garcia  
Angel E. Garcia, Grantor

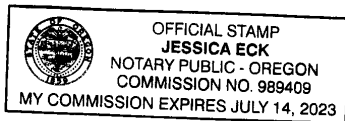
Maria G. Garcia  
Maria Garcia, Grantor

STATE OF Oregon )  
County of Washington ) ss.

On October 24, 2022, before me, Jessica Eck, a notary public, personally appeared Angel E. Garcia who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that said person executed the same in said person's authorized capacity, and that by signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



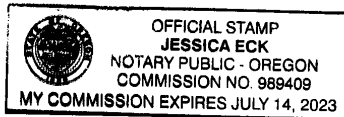
Jessica Eck  
Notary Public for the State of Oregon

STATE OF Oregon )  
County of Washington ) ss.

On October 24, 2022, before me, Jessica Eck, a notary public, personally appeared Maria Garcia who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that said person executed the same in said person's authorized capacity, and that by signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Jessica Eck  
Notary Public for the State of Oregon

3 STATUTORY BARGAIN AND SALE DEED



**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:

060509 GRANTEE: ANGEL E GARCIA , MARIA A GARCIA,  
TRUSTEES

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: 2023.12.07 13:07:46 -05'00'  
Tax Collections Staff Signature

**12/07/2023**  
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.