

BK 5936 PG 344 - 347

This instrument was prepared by:
Kirsten L. Barber, a licensed
North Carolina Attorney

Delinquent taxes, if any, to be paid by the
closing attorney to the Tax Collector
upon disbursement of closing proceeds.

Index Description: LOT 11, EASTPORT, SECTION III-A

Tax Stamps \$620.00

Tax Parcel #162820

File # 230110

MAIL AFTER RECORDING TO GRANTEE

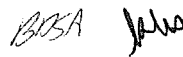
NORTH CAROLINA

WARRANTY DEED

ONSLOW COUNTY

THIS DEED, made this 3rd day of March, 2023, by and between AMY M. BAILEY and husband, JAMES H. BAILEY, III, hereinafter called Grantors, and BRANDON DARIAN SHEEHAN-ARIAS, unmarried man, hereinafter called Grantee, whose permanent mailing address is: 123 SONIA DR, HUBERT, NC 28539. 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 of that certain lot or parcel of land situated in SWANSBORO Township, ONSLOW County, North Carolina and more particularly described as follows:



THE BARBER LAW FIRM, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

Submitted electronically by "The Barber Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Being all of Lot 11 as shown on a plat entitled, "Eastport, Section III-A, a Planned Residential Development," dated 4/4/17, prepared by Parker & Associates, Inc., and recorded in Map Book 74, Pages 32 - 32A Cabinet O, in the Office of the Register of Deeds of Onslow County, North Carolina.

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 said 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 in subject to the following exceptions:

1. Restrictive and Protective Covenants of record and amendments thereto, ONSLOW County Registry.
2. Liens for taxes, assessments and other governmental charges that are not yet due and payable;
3. All general utility easements and restrictive covenants of record;
4. Reservation of oil, gas, mineral or other subsurface rights of record if any;
5. The provisions of all applicable zoning and land use ordinances, statutes and regulations;
6. Any exceptions listed after the description.

IN WITNESS WHEREOF, as the above date, Grantor (whether person, corporation, limited liability company, general partnership, limited partnership, or other entity) has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

BS JLN

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Pursuant to the provisions of North Carolina General Statutes § 105-317.2, this is/ is not a conveyance of the Grantor's primary residence.

Amy M. Bailey (SEAL)
AMY M. BAILEY

James H. Bailey, III (SEAL)
JAMES H. BAILEY, III

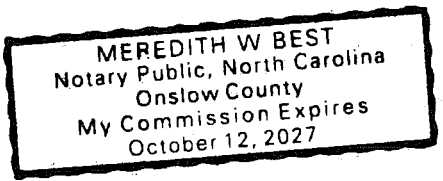
State of North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: AMY M. BAILEY and husband, JAMES H. BAILEY, III.

Date: March 3, 2023

Meredith W Best
Notary Public, Signature

Meredith W Best
Notary Public, Print or Type Notary's Name



(Official Seal)

My commission expires: October 12, 2027

MWB

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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:

162820 GRANTEE: BRANDON DARIAN SHEEHAN-ARIAS

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: 2023.03.28 08:07:17 -04'00'

03/28/2023

Tax Collections Staff Signature

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.