

**BK 6057 PG 595 - 598**

Delinquent taxes, if any, to be paid by the closing  
Attorney to the ONSLOW County Tax Collector upon  
Disbursement of closing proceeds

Fisher & Berch, PLLC, Closing Attorney

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$890.00

Parcel Identifier No: 153611

File No.: 23-1698

Mail after recording to Grantee

This instrument prepared by: Fisher & Berch, PLLC, Attorneys at Law

Brief Description for the index:

LOT 102, PH 1, VILLAGE AT FOLKSTONE

**THIS DEED**, made October 4, 2023, by and between

<p><b>GRANTOR</b></p> <p><b>TIFFANY D. HUIE</b> and spouse, <b>CHRISTOPHER ROBERT HUIE</b></p>	<p><b>GRANTEE</b></p> <p><b>ANDREW PAYNE</b> and spouse, <b>MACY L. PAYNE</b></p>  <p><b>Mailing Address:</b> 128 PAMLICO DR HOLLY RIDGE, NC 28445</p>
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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 **ONSLow** County, North Carolina and more particularly described as follows:

Submitted electronically by "Fisher & Berch, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

✓

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 102, AS SHOWN ON THAT PLAT ENTITLED "THE VILLAGE AT FOLKSTONE S/D PHASE I" AS RECORDED IN MAP BOOK 62, PAGE 104, ONSLOW COUNTY REGISTRY.**

**SUBJECT to any and all Restrictions and Easements of record.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5348, Page 467, ONSLOW County Registry. ✓

A map showing the above described property is recorded in Map Book 62, Page 104, ONSLOW 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. Liens for taxes, assessments and other governmental charges that are not yet due and payable;**
- 2. All general utility easements and restrictive covenants of record;**
- 3. Reservation of oil, gas, mineral or other subsurface rights of record if any;**
- 4. The provisions of all applicable zoning and land use ordinances, statutes and regulations;**
- 5. Any exceptions listed after the description.**




Initials JDA

Initials CL

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

Tiffany D Huie (SEAL)  
TIFFANY D. HUIE

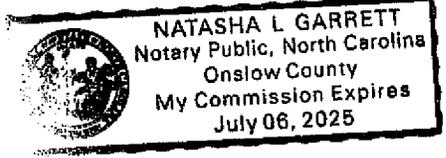
Christopher Robert Huie (SEAL)  
CHRISTOPHER ROBERT HUIE

STATE OF NC  
COUNTY OF Pender

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: **TIFFANY D. HUIE** and spouse, **CHRISTOPHER ROBERT HUIE**

This the 4 day of October, 2023.

NOTARY SEAL



Natasha L. Garrett  
Notary Public

Natasha L. Garrett  
Typed or printed name of notary

My commission expires: 7-6-25



### 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:

153611 GRANTEE: ANDREW PAYNE AND MACY L  
PAYNE

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: 2023.11.02 10:47:54 -04'00'

Tax Collections Staff Signature

11/02/2023

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.