

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 1/26/2022 4:25:12 PM  
Fee Amt: \$386.00 Page 1 of 3  
Revenue Tax: \$360.00  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

**BK 5672 PG 843 - 845**

This Instrument was prepared by Lanier, Fountain, Ceruzzi & Sabbah, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Onslow County Tax Collector upon disbursement of closing proceeds.

Prepared by: Lanier, Fountain, Ceruzzi & Sabbah, 114 Old Bridge Street, Jacksonville, NC 28540/eah  
Tax Parcel ID # 167342 s/f 057029  
Stamps - \$360.00  
Mail after recording to: Liam Lawless, 409 Vandemere Court, Holly Ridge, NC 28445

**STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW**

**NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made and entered into this the 21<sup>st</sup> day of December, 2021, by and between:

<b>GRANTORS</b>	<b>GRANTEES</b>
<b>Hunter Development Corporation A North Carolina Corporation  P.O. Box 1066 Jacksonville, NC 28541</b>	<b>Liam Lawless, a single man and Lucas Petr, married  409 Vandemere Holly Ridge, NC 28445</b>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

**WITNESSETH:**

That said Grantors for a valuable consideration paid by Grantees, the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell, and convey unto the Grantees in fee simple all of their interest in 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 408A as shown on that Final Plat entitled, "The Landing at Folkstone, Phase III" Stump Sound Twp., Onslow Co., North Carolina, and recorded in Map Book 78, Page 79, Onslow County Registry.**

**Subject to the restrictive covenants recorded in Deed Book 3715, Page 202, Deed Book 3795, Page 346, Deed Book 4451, Page 317, Book 5195, Page 371, Onslow County Registry.**

The above-described property does not include the primary residence of the Grantors.

submitted electronically by "Lanier, Fountain Ceruzzi & sabbah"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

TO HAVE AND TO HOLD the above-described premises with all appurtenances thereunto belonging unto Grantees, their heirs, successors, and assigns in fee simple.

The property hereinabove described was acquired by Grantors through instrument recorded in Deed Book 5387, Page 782, Onslow County Registry.

And the Grantors covenant with the Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

Subject to restrictions, easements, and right-of-ways of record, if any.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

**Hunter Development Corporation**  
**A North Carolina Corporation**

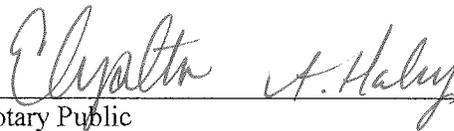


(SEAL)

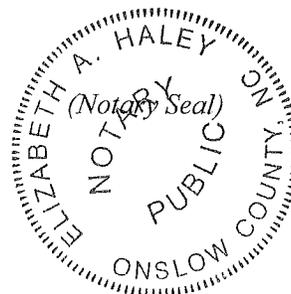
**Michael G. Tuton, Vice President**

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

I, a Notary Public of the County and State aforesaid, certify that **Michael G. Tuton**, personally came before me this day and acknowledged that he is Vice President of **Hunter Development Corporation, A North Carolina Corporation** and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by him as its Vice President. Witness my hand and official stamp or seal, this 21<sup>st</sup> day December, 2021.

  
Notary Public

My Commission Expires: June 10<sup>th</sup>, 2023





**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:

167342 S/F 057029 GRANTEE(S): LIAM LAWLESS & LUCAS  
PETR

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.

**KAREN D LEE** Digitally signed by KAREN D LEE  
Date: 2022.01.26 13:29:56 -05'00'

Tax Collections Staff Signature

**01/26/2022**

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.