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ENV.



Doc ID: 013288520003 Type: CRP  
Recorded: 01/30/2017 at 09:36:08 AM  
Fee Amt: \$26.00 Page 1 of 3  
Revenue Tax: \$0.00  
Onslow County, NC  
Rebecca L. Pollard Reg. of Deeds  
BK 4570 PG 428-430

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel ID No.: 053149

This instrument was prepared by/Please return to: Spence, Berkau & McLamb, PA, PO Box 1335, Smithfield, NC 27577  
NO TITLE EXAMINATION OR TAX ADVICE GIVEN.

Brief Description for the Index: Site 144, Roger's Bay Family Campground

THIS DEED made this 23 day of January, 2017 by and between

GRANTOR	GRANTEE
<p style="text-align: center;"><b>Peggy B. Dunn</b> 884 Five Points Rd. Benson, NC 27504</p> <p>Primary Residence: NO.</p>	<p style="text-align: center;"><b>Peggy B. Dunn, Life Estate and Ronald G. Dunn, Stephanie D. Benson and Patty D. Register, Remaindermen</b> 884 Five Points Rd. Benson, NC 27504</p>

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees, **SUBJECT TO THE LIFE ESTATE OF GRANTOR AND FURTHER SUBJECT TO THE POWER TO APPOINT**, in fee simple all that certain lot or parcel of land situated in the Stump Sound Township, Onslow County, North Carolina, and more particularly described as follows:

Being a 1/442 undivided interest in that certain parcel of land composed of Tract II and Tract III as shown on map entitled, "Lot Recombination for Hunter Heath Trust" dated October 9, 1933, prepared by Charles F. Riggs & Associates and recorded in Map Book 30, Page 34, slide G-222, in the Office of the Register of Deeds for Onslow County, North Carolina, to which plat reference is hereby made for a more particular description of the property herein conveyed.

Together with the exclusive and specific right to the use and enjoyment of Site #144, Roger's Bay Family Campground.

SUBJECT TO that Joint Tenancy Agreement and Declaration of Covenants, Conditions and Restrictions and Easements dated November 4, 1993 and recorded in Book 1146, Page 279 and any amendments thereto.

ALSO SUBJECT to any ordinary utility easements of public record.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1987, page 33, Onslow County Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple; **SUBJECT TO GRANTOR'S LIFE ESTATE AND FURTHER SUBJECT TO THE FOLLOWING SPECIAL POWER OF APPOINTMENT.**

The Grantor reserves the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of any one or more of the Grantor's lineal descendants, by birth or adoption, in such proportions, outright or upon such trusts, terms and conditions, as the Grantor may specify by a writing executed and acknowledged during the lifetime of the Grantor and recorded in the Johnston County Registry within sixty (60) days of the date of such exercise, or by the Grantor's Last Will or Codicil making specific reference thereto. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded in the Johnston County Registry. Any exercise or release of the foregoing powers other than the testamentary power may be made by the Grantor's attorney-in-fact acting under a Durable Power of Attorney.

The Grantor hereby specifically provides that the power of appointment herein reserved cannot be exercised in favor of the Grantor, the Grantor's creditors, the Grantor's estate, or the creditors of the Grantor's estate. 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:

Rights of way, utility easements, and restrictions of record; 2016 ad valorem property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Peggy B. Dunn (SEAL)  
PEGGY B. DUNN

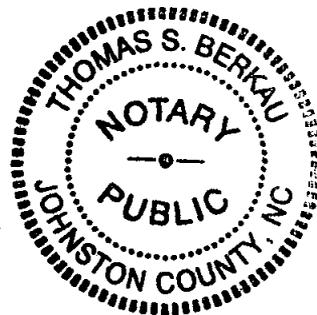
State of North Carolina  
County of Johnston

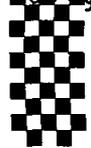
I, the undersigned Notary Public of the County and State aforesaid, certify that PEGGY B. DUNN personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal, this the 23 day of January, 2017.

My Commission Expires: 12/17/2019

[Signature]  
Notary Public





DEPARTMENT OF TAX ADMINISTRATION



### 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:

053149

Grantee: Peggy B. Dunn, Life Estate and Ronald G. Dunn, Stephanie D. Benson, Patty D. Register, Remaindermen

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.

Balance due on account. It must be paid to Onslow County Tax Collector within 5 days of closing.

Harry G. Smith

Digitally signed by Harry G. Smith  
DN: cn=Harry G. Smith, o, ou,  
email=Harry\_Smith@onslowcountync.gov, c=US  
Date: 2016.12.20 16:42:54 -0500

12/20/2016

Date

✓ 1-27-17

Tax Collections Staff Signature

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.