

BK 6255 PG 440 - 443

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 459.80
Parcel ID:	010646
Mail to:	Grantee
Prepared by:	Hoffman Law, PLLC, 705 New Bridge St., Jacksonville, NC 28540
Brief description for the index:	LOT 4, BLOCK B, SECTION III, BRANCHWOOD SUBDIVISION

THIS GENERAL WARRANTY DEED ("Deed") is made on the 31 day of October, 2024, by and between:

GRANTOR	GRANTEE
GEORGE C. SMITH, Widower	ANDREW RUIZ, Married Man
	402 Sharon Way, Jacksonville NC 28546

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot or parcel of land situated in Onslow County, North Carolina and more particularly described as follows:

See "Exhibit A"

This conveyance ___does/___ does not include the primary residence of the Grantors.

Property was acquired by Grantors by instruments recorded in Book 1404 Page 325.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than 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.

submitted electronically by "Hoffman Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Onslow County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

GC

GEORGE C. SMITH

STATE OF North Carolina, COUNTY OF ONSLAW

I, Kevin L. Hoffman, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 31 day of October, 2024 each acknowledging to me that they signed the foregoing document, in the capacity represented and identified therein (if any): GEORGE C. SMITH.

Date: 10/31/24

Signature of Notary: [Signature]

My Commission Expires: 7-13-27

(Notary Seal)

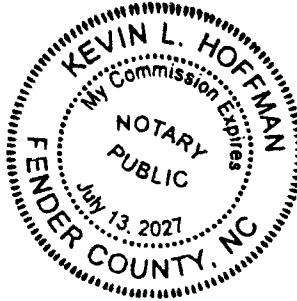


Exhibit "A"

Legal Description

LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF ONSLOW, STATE OF NORTH CAROLINA, AND BEING ALL OF LOT 4, BLOCK B, AS SHOWN ON MAP ENTITLED, "SECTION III, BRANCHWOOD SUBDIVISION", WHICH MAP WAS PREPARED BY BARDEN LANIER, B.L.S, AND RECORDED IN MAP BOOK 17, PAGE 66, ONSLOW COUNTY REGISTRY, NORTH CAROLINA.

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN BOOK 510, PAGE 192, ONSLOW COUNTY REGISTRY, NORTH CAROLINA.



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:

010646 GRANTEE: ANDREW RUIZ

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: 2024.11.05 16:01:28 -05'00'

Tax Collections Staff Signature

11/05/2024

Date

- This parcel may have an exemption, exclusion or deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.