

BK 6439 PG 498 - 501

Excise Tax \$ 0.00

Recording Time, Book and Page

Mail after recording to Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

This instrument prepared by Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

Parcel # 029048

Brief Description for the index: Lot 20, Half Moon Heights Subdivision, MB 7-33

NORTH CAROLINA GENERAL WARRANTY DEED

NO TITLE SEARCH PERFORMED OR REQUESTED

THIS DEED made this 1st day of Aug, 2025 by and between

GRANTOR	GRANTEE
John Langwasser and spouse, Laura Langwasser 125 Mayberry Lane Richlands, NC 28574	Oscar Sosa, married 7160 A Cholla Lane Twentynine Palms, CA 92277

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Jacksonville Township, Onslow County, North Carolina and more particularly described as follows:

BEING all of Lot 20 as shown on a map designated "HALF MOON HEIGHTS SUBDIVISION, JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA," which map was prepared by L.T. Mercer, Registered Surveyor, December 2nd, 1961, and recorded in Map Book 7, Page 33, Onslow County Registry.

Subject to restrictive and protective covenants as recorded in Book 310, Page 183, Onslow County.

submitted electronically by "Bain & McRae LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6189, Page 816, Onslow County Registry.

A map showing the above described property is recorded at Map Book 7, Page 33, Onslow County Registry.

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

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Onslow County Registry.

Also subject to a Deed of Trust appearing of record in Book 6189, Page 816, Onslow County Registry.

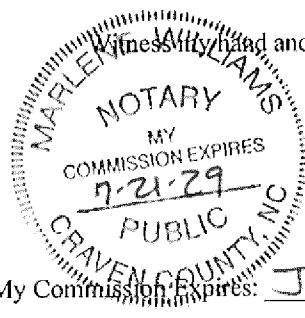
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

[Signature] (SEAL)
John Langwasser
[Signature] (SEAL)
Laura Langwasser

NORTH CAROLINA,
Craven COUNTY.

I, Marlene Williams, a Notary Public in and for the aforesaid State and County, do hereby certify that John Langwasser personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 1st day of August, 2025.



[Signature]
Signature of Notary Public

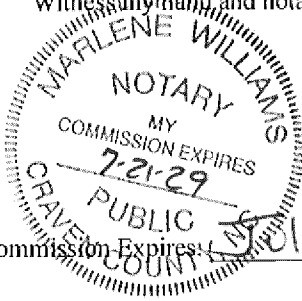
Marlene Williams
Printed Name of Notary Public

My Commission Expires: July 21, 2029

NORTH CAROLINA,
Craven COUNTY.

I, Marlene Williams, a Notary Public in and for the aforesaid State and County,
do hereby certify that Laura Langwasser personally appeared before me this day and acknowledged the due execution
of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 1st day of August, 2025.



My Williams
Signature of Notary Public

Marlene Williams
Printed Name of Notary Public

My Commission Expires July 21, 2029



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:

029048 GRANTEE: OSCAR SOSA

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: 2025.09.22 15:15:54 -04'00'

Tax Collections Staff Signature

09/22/2025

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.