

**BK 6373 PG 39 - 48**

**NORTH CAROLINA QUITCLAIM DEED**

Excise Tax \$0.00

**\*NO TITLE EXAMINATION REQUESTED OR PERFORMED\***

Parcel Identifier No. 054050  
Property Address: 5589 Burgaw Highway, Maple Hill, NC 28454  
Prepared By: Silva, Kiernan and Associates, PLLC  
Return to: 825 Gum Branch Rd Ste 135  
Jacksonville, NC 28540

Prepared By: Silva, Kiernan and Associates, PLLC  
825 Gum Branch Rd Ste 135  
Jacksonville, NC 28540

**Brief Description for the Index: Lot 2, Phase 4, Portion Lot 18 Burruss Revision**

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between

**GRANTOR**

**JOAN LEE ROSE, widowed,  
SHERRIE J. KEERY, widowed,  
ROXANNE LYZETTE CANTRELL and husband,  
ROBERT ALAN CANTRELL,  
SEAN MATTHEW ROSE and wife,  
ERIN DANIELLE ROSE,  
PATRICIA LYNN ROSE, single**

**GRANTEE**

**ROXANNE LYZETTE CANTRELL, a married woman,  
and  
SEAN MATTHEW ROSE, a married man,  
and  
PATRICIA LYNN ROSE, single,  
As Joint Tenants with the Right of Survivorship**  
  
**Mailing Address: 5589 Burgaw Highway  
Maple Hill, NC 28454**

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**

WHEREAS, Timothy Edward Rose, late of Onslow County, North Carolina, died intestate on the 29<sup>th</sup> day of December, 2019, survived by his heirs at law: Joan Lee Rose (spouse), Roxanne Lyzette Cantrell (daughter), Sean Mathew Rose (son), Patricia Lynn Rose (daughter). Timothy Edward Rose was predeceased by one heir at law, Timothy Allen Rose (son).

WHEREAS, there was not an Estate file administered for Timothy Edward Rose. Please see Exhibit B attached containing an Heirship Affidavit.

WHEREAS, Timothy Edward Rose was predeceased by his son, Timothy Allen Rose, mentioned herein and above, on January 22, 1986.

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

WHEREAS, Timothy Allen Rose died intestate survived by his sole heir at law, Sherrie J. Keery (mother of Timothy Allen Rose). There was not an Estate file administered for Timothy Allen Rose. Please see Exhibit B attached containing an Heirship Affidavit.

NOW THEREFORE, that the Grantor, for and in consideration of the sum of ten dollars and other consideration to them in and paid, and receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, and forever quitclaim unto the Grantee and his heirs and assigns all right title, claim, and interest of the said Grantor in and to a certain tract or parcel of land lying and being in Jacksonville Township, Onslow County, State of North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

A map showing the above-described property is recorded in Map Book 32, Page 20, Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantor or anyone claiming by, and through or under them. Title to the property hereinabove described is subject to the following exceptions if any:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK OR BLUE INK

5-17-25  
*Joan Lee Rose* (SEAL)  
JOAN LEE ROSE  
This property is \_\_\_\_\_ is not  my primary residence

SEAL-STAMP State of \_\_\_\_\_  
County of \_\_\_\_\_

*Please see my  
Attachment  
Acknowledgment*

I, a Notary Public of the County and State aforesaid, 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: JOAN LEE ROSE.

Dated: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Printed Name: \_\_\_\_\_, Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant -- Register of Deeds

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

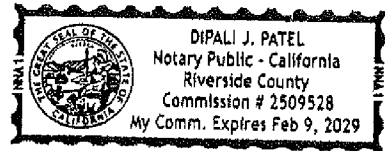
STATE OF CALIFORNIA }  
 COUNTY OF Riverside  
 On 05.17.2025 before me, Dipali J. Patel Notary  
Date Insert Name and Title of the officer  
 Public, personally appeared Joan Lee Rose

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature]

----- OPTIONAL -----

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

North Carolina Quitclaim Deed

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signers Name: _____ <input type="checkbox"/> Corporate Officer – Title(s) _____ <input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer is Representing: _____	Signers Name: _____ <input type="checkbox"/> Corporate Officer – Title(s) _____ <input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer is Representing: _____
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WHEREAS, Timothy Allen Rose died intestate survived by his sole heir at law, Sherrie J. Keery (mother of Timothy Allen Rose). There was not an Estate file administered for Timothy Allen Rose. Please see Exhibit B attached containing an Heirship Affidavit.

NOW THEREFORE, that the Grantor, for and in consideration of the sum of ten dollars and other consideration to them in and paid, and receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, and forever quitclaim unto the Grantee and his heirs and assigns all right title, claim, and interest of the said Grantor in and to a certain tract or parcel of land lying and being in Jacksonville Township, Onslow County, State of North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

A map showing the above-described property is recorded in Map Book 32, Page 20, Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantor or anyone claiming by, and through or under them. Title to the property hereinabove described is subject to the following exceptions if any:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

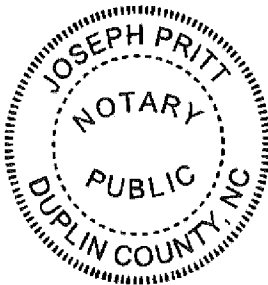
\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK OR BLUE INK

Sherrie J. Keery (SEAL)  
SHERRIE J. KEERY  
This property is \_\_\_\_\_ is not ✓ my primary residence

SEAL-STAMP

State of NC  
County of ONSLAW



I, a Notary Public of the County and State aforesaid, 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: SHERRIE J. KEERY.

Dated: 05-08-25 \_\_\_\_\_  
My commission expires: 03-23-32 Printed Name: JOSEPH PRITT, Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

WHEREAS, Timothy Allen Rose died intestate survived by his sole heir at law, Sherrie J. Keery (mother of Timothy Allen Rose). There was not an Estate file administered for Timothy Allen Rose. Please see Exhibit B attached containing an Heirship Affidavit.

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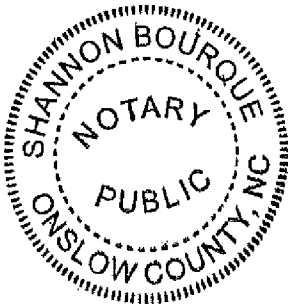
\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK OR BLUE INK

Roxanne Lyzette Cantrell (SEAL)  
ROXANNE LYZETTE CANTRELL  
This property is is not  my primary residence  
Robert Alan Cantrell (SEAL)  
ROBERT ALAN CANTRELL  
This property is is not  my primary residence

SEAL-STAMP

State of NORTH CAROLINA  
County of Onslow



I, a Notary Public of the County and State aforesaid, 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: ROXANNE LYZETTE CANTRELL and ROBERT ALAN CANTRELL.

Dated: 05/23/2025

Shannon Bourque  
Printed Name: Shannon Bourque, Notary Public

My commission expires: 07/28/27

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

WHEREAS, Timothy Allen Rose died intestate survived by his sole heir at law, Sherrie J. Keery (mother of Timothy Allen Rose). There was not an Estate file administered for Timothy Allen Rose. Please see Exhibit B attached containing an Heirship Affidavit.

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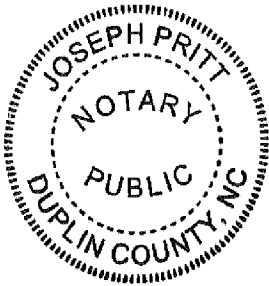
IN TESTIMONY WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK OR BLUE INK  
Sean R (SEAL)  
SEAN MATTHEW ROSE  
This property is \_\_\_ is not  my primary residence  
Erin Rose (SEAL)  
ERIN DANIELLE ROSE  
This property is \_\_\_ is not  my primary residence

SEAL-STAMP

State of NC  
County of ONSLON



I, a Notary Public of the County and State aforesaid, 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: SEAN MATTHEW ROSE and ERIN DANIELLE ROSE.

Dated: 05-08-25

My commission expires: 03-23-30 Printed Name: Joseph Pritt, Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

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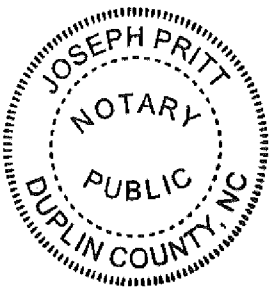
\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

USE BLACK OR BLUE INK

[Signature] (SEAL)  
PATRICIA LYNN ROSE  
This property is \_\_\_ is not f my primary residence

SEAL-STAMP

State of NC  
County of ONSLow



I, a Notary Public of the County and State aforesaid, 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: PATRICIA LYNN ROSE.

Dated: 05-08-25

[Signature]  
Printed Name: JOSEPH PRITT, Notary Public

My commission expires: 03-31-30

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

EXHIBIT A  
Legal Description

This property is commonly known as 5589 Burgaw Highway, Maple Hill, North Carolina 28454, having an Onslow County Parcel Identification Number of 054050, and being more particularly described as follows:

BEING ALL OF LOT 2, AS SHOWN ON A REVISED MAP "BOUNDARY SURVEY AND DIVISION OF PORTION OF LOT 18, PHASE IV, W.H BURRUSS, JR. PROPERTY" AS SURVEYED BY QUADRANT SURVEYING, INC. P.A., AND RECORDED IN MAP BOOK 32, PAGE 20, SLIDE I-8, ONSLOW COUNTY REGISTRY.

SUBJECT TO ANY RESTRICTIVE AND PROTECTIVE COVENANTS OF RECORD, AND ANY AMENDMENTS THERETO, ONSLOW COUNTY REGISTRY.

The property hereinabove described was acquired by Grantors through instrument recorded in Deed Book 1378, Page 500, Onslow County Registry.

EXHIBIT B

HEIRSHIP AFFIDAVIT (REGARDING FAMILY OF A DECEDENT)

The undersigned, being first duly sworn, deposes and says:

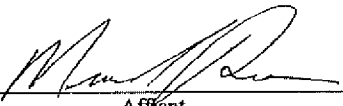
1. I was personally familiar with Timothy Edward Rose (decedent) and Timothy Allen Rose (predeceased son and heir of decedent) during his/her lifetime and familiar with the decedent's family.
2. I knew the Timothy Edward Rose and Timothy Allen Rose and their family:
  - a. constantly for a period of 14 years, or
  - b. intermittently over a period of \_\_\_\_\_ years, for a total of about \_\_\_\_\_ years.
3. The nature of my relationship to decedents was: BROTHER  
(neighbor, relative, family friend, business, etc.)
4. Decedent died on or about December 29, 2019 in Greenville, Pitt County, North Carolina.
5. Predeceased son, Timothy Allen Rose, died on or about January 22, 1986 in Valhalla, Westchester County, New York.
6. To the best of my knowledge, Decedent's marital status at the time of his/her death was: Married. Name of surviving spouse, if applicable: Joan Lee Rose.
7. To the best of my knowledge, the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, and including any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
<u>Joan Lee Rose</u>	<u>Surviving Spouse</u>
<u>Roxanne Lyzette Cantrell</u>	<u>Daughter</u>
<u>Sean Mathew Rose</u>	<u>Son</u>
<u>Patricia Lynn Rose</u>	<u>Daughter</u>
<u>Timothy Allen Rose (Predeceased Heir)</u>	<u>Son</u>
<u>Sherrie J. Keery (Mother and Sole Heir of Predeceased Son)</u>	

8. I have no financial interest in any property of the decedent arising out of her death and estate.

Under penalty of perjury, Affiant declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

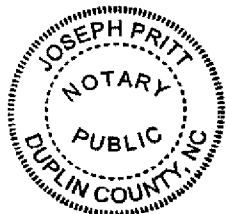
This the 15 day of MAY, 2025.

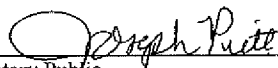
  
 Affiant  
6144 BURGAW HWY  
MAPLE HILL N.C. 28454  
 Address of Affiant

State of NC  
ANDREW County

Subscribed and sworn to before me by MICHAEL D ROSE, this 15<sup>TH</sup> day of MAY, 2025.

(Official/Notarial Seal)



  
 Notary Public  
 Printed Name: JOSEPH PRITT  
 My commission expires: 03-23-30



**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:

054050 GRANTEE: ROXANNE LYZETTE CANTRELL AND SEAN MATTHEW ROSE, AND PATRICIA LYNN ROSE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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: 2025.06.04 11:55:45 -04'00'

Tax Collections Staff Signature

06/04/2025

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.