

**BK 5398 PG 945 - 947**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$440

Parcel Identifier No. 159160

\_\_\_\_ If marked, this property is a conveyance of the primary residence of the Grantor pursuant to NCGS § 105-317.2

This instrument was prepared by: Donald G. Walton, Attorney at Law 216 Old Bridge St., Ste. 100, Jacksonville, NC 28540

THIS DEED, dated February 25<sup>th</sup>, 2021, by and between

**GRANTORS**

**JOSE TREVINO,  
UNMARRIED**

**MAILING ADDRESS:**

9910 Westcliff Parkway, Apt 1425  
Westminster, CO 80021

**GRANTEES**

**ANDREW LAURICELLA  
MARRIED**

**Mailing Address**

306 Basil Court  
Hubert, NC 28539

*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 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 in fee simple, all that certain lot or parcel of land situated in the Town of HUBERT, SWANSBORO Township, ONSLOW County, North Carolina, and more particularly described as follows:

**BEING ALL LOT 69 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "REVISED FINAL PLAT SHOWING PLANNED RESIDENTIAL DEVELOPMENT, SAGEWOOD, SECTION II-A, PREPARED FOR BEAVER CREEK INVESTORS INC., SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC", DATED OCTOBER 6, 2014, PREPARED BY JOHN L. PIERCE & ASSOCIATES, P.A. AND RECORDED IN MAP BOOK 69, PAGES 48 - 48B, CABINET N IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY, NORTH CAROLINA.**

**SUBJECT TO RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN BOOK 3804, PAGE 11 AND AS AMENDED IN BOOK 3922, PAGE 523; BOOK 4003, PAGE 249; BOOK 4038, PAGE 789; BOOK 4161, PAGE 409 AND BOOK 4254, PAGE 140, ONSLOW COUNTY REGISTRY.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4479, Page 47. A map showing the above-described property is recorded in Map Book 69, Page 48.

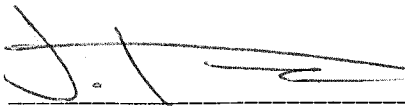
Submitted electronically by "Silva, Kiernan & Associates, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee(s) in fee simple. And the Grantor(s) covenant with the Grantee(s), that Grantor(s) is/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 Grantor(s) 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:

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

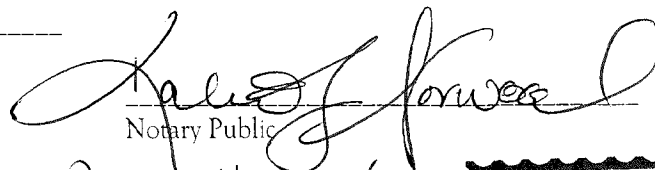
IN WITNESS WHEREOF, the Grantors hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, this the 27 day of FEB, 2021.

  
\_\_\_\_\_(Seal)  
JOSE TREVINO

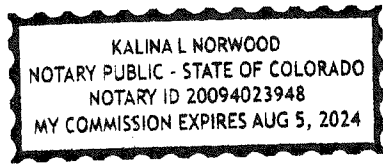
STATE OF Colorado  
COUNTY OF Jefferson

I Jose Luis Trevino Jr, a Notary Public for the State and county 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:  
JOSE TREVINO

Date: 27 FEB 21

  
Notary Public

My Commission Expires: Aug 3<sup>rd</sup> 2024





**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:

159160

GRANTEE: ANDREW LAURICELLA

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.

**Pam McAteer** Digitally signed by Pam McAteer  
Date: 2021.03.02 14:06:16 -05'00'

Tax Collections Staff Signature

**03/02/2021**

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.