

Excise Tax \$990.00
Parcel No.: 4203-99-1288-0000

Delinquent taxes, if any, to be paid by Closing Attorney to the Pender County Tax Collector upon disbursement of closing proceeds.

This instrument was prepared by: Bailey & Busby, PLLC - HAMPSTEAD OFFICE
Return to: Grantee

Brief description for Index:

Lot 1, Harbour Club

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 1st day of June, 2023, by and between:

"GRANTOR"	"GRANTEE"
Zachary Steven Jones and wife, Kathryn Nikol Jones 1217 White Water Avenue Cody, WY 82414	Charmaine Marie VanWinkle-Pranoto, unmarried 101 Yacht Basin Landing Hampstead, NC 28443

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

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

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 the County of Pender, State of North Carolina, and more particularly described as follows:

BEING ALL of Lot 1 on a plat entitled "THE HARBOUR CLUB" as recorded in Map Book 40 at Page 91, Pender County Registry, reference to which is hereby made for a more particular description, being also the property conveyed to Zachary Steven Jones and wife, Kathryn Nikol Jones by dee recorded in Book 4746, Page 2633, Pender County Registry.

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:

- (1) Ad valorem taxes for 2023 and subsequent years;
- (2) General utility service easements and rights of way of record;
- (3) Matters shown on maps recorded in the local County Registry;
- (4) Applicable local, county, state or federal government laws or regulations relative to environment, zoning, subdivision, occupancy, use or construction of the subject property;

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, the day and year first above written.

Zachary Steven Jones
Zachary Steven Jones

Kathryn Nikol Jones
Kathryn Nikol Jones

State of <u>NC</u>	NOTARY SEAL:
County of <u>Pender</u>	
<p>I 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: <u>Zachary Steven Jones and wife, Kathryn Nikol Jones.</u></p>	
<p>Witness my hand and Official Seal on this Date shown.</p>	<p>My Commission Expires: <u>7/20/24</u></p>
<p><i>Sonja A. Eagles</i> Date: <u>6/1/23</u> Notary Public</p>	