


*Fisher*

This instrument was prepared by:

GLENN O'KEITH FISHER, ATTORNEY AT LAW

Delinquent taxes, if any, to be paid by the closing attorney to the Onslow County Tax Collector upon disbursement of closing proceeds

*[Signature]*  
Glenn O'Keith Fisher, Closing Attorney

  
Doc ID: 011002690003 Type: CRP  
Recorded: 01/28/2014 at 10:30:36 AM  
Fee Amt: \$696.00 Page 1 of 3  
Revenue Tax: \$670.00  
Onslow County, NC  
Rebecca L. Pollard Reg. of Deeds  
BK **4108** PG **800-802**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$670.00 ✓

Tax Lot No: \_\_\_\_\_ Parcel Identifier No: 157927 ✓

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_  
14-012

Mail after recording to: Matthew & Jenny Crouch 612 Dezi Lane Hubert, NC 28539

This instrument was prepared by **Glenn O'Keith Fisher**, Attorney at Law

Brief Description for the index:

Lot 124 Peyton's Ridge Section III-A ✓

THIS DEED made **January 15, 2014** by and between

GRANTOR

**AMERICAN HOMESMITH, LLC**  
A North Carolina Limited Liability Company

GRANTEE

*MRC JMC*

**MATTHEW R. CROUCH**  
and wife,  
**JENNY M. CROUCH**  
612 Dezi Lane  
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 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 **Onslow** County, North Carolina and more particularly described as follows:

✓ BEING all of Lot 124 as shown on a map entitled "FINAL PLAT PEYTON'S RIDGE SECTION III-A, A Planned Residential Development" prepared by Parker & Associates, Inc., dated April 17, 2013 and recorded in Map Book 66, Page 159 and 159 A, Cabinet N, Onslow County Registry.

SUBJECT to Restrictions and Easements of record.

This is not a conveyance of the Grantor's primary residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_, Page \_\_\_\_.

A map showing the above described property is recorded in Plat Book \_\_\_\_, Page \_\_\_\_, Onslow 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. Liens for taxes, assessments and other governmental charges not yet due and payable a the time of closing.
- 2. All easements, rights of way and other similar encumbrances of record
- 3. Reservation of oil, gas, mineral or other subsurface rights of record, if any
- 4. Any other exceptions listed after description.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

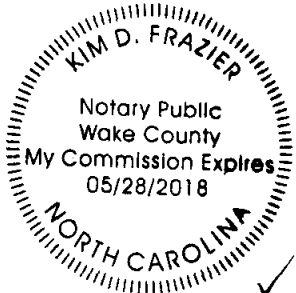
AMERICAN HOMESMITH, LLC  
A North Carolina Limited Liability Company

*M/C JMC*

*Clifton Benson, Jr.* (SEAL)  
By: Clifton L. Benson, Jr., Manager

SEAL-STAMP

STATE OF: NC, COUNTY OF: WAKE



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: **Clifton L. Benson, Jr. Manager of American Homesmith, LLC** ✓

Date: 11/5/14 ✓

*Kim D. Frazier* Notary Public ✓

My commission expires: 5/28/2018 ✓

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.



1734

COUNTY OF ONSLOW

Tax Certification Form

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: 157927 s/f 152409

This is not a certification that this Onslow County Parcel Identification Number matches this deed description.

**Karen D Lee**

Digitally signed by Karen D Lee  
DN: cn=Karen D Lee, o, ou,  
email=deedee\_lee@onslowcountync.gov, c=US  
Date: 2014.01.28 09:02:56 -0500

01/28/2014

Tax Collections Staff Signature

Date

Unable to certify Parcel Identification Number due to:

- No Valid Parcel Identification Number
- Delinquent taxes owed on the Parcel
- Delinquent taxes owed on the Parent Parcel
- Delinquent Personal Property taxes owed which is a lien on the Parcel
- No grantee mailing address provided

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**Onslow County Tax Administration**  
 39 Tallman Street • Jacksonville, North Carolina • 28540  
 Phone: 910-989-2200 Fax: 910-455-4579  
[www.onslowcountync.gov/tax](http://www.onslowcountync.gov/tax)