

**BK 6178 PG 931 - 934**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,598.00

Parcel Identifier No. 069530 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Fisher & Berch, PLLC 2505 Henderson Dr., Jacksonville, NC 28546

This instrument was prepared by: Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 28<sup>th</sup> day of June, 2024, by and between

GRANTOR	GRANTEE
Tanya R. Brinson and spouse, Phillip R. Brinson 805 Madison Ann Dr. Lagrange, NC 28551	John J. Finney and spouse, Kristina Finney 420 Caroline Sanders Way Holly Ridge, NC 28445

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Holly Ridge, County of Onslow, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5728 page 521.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 51 page 106.

submitted electronically by "Fisher & Berch, 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 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, other than the following exceptions:

(i) ad valorem taxes for the current year; (ii) utility and access easements of record; (iii) restrictive covenants of record; and (iv) zoning or other municipal ordinances.

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

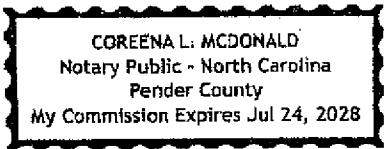
\_\_\_\_\_  
 (Entity Name) Tanya R Brinson (SEAL)  
 Print/Type Name: Tanya R. Brinson

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ PRB (SEAL)  
 Print/Type Name: Phillip R. Brinson

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County of ONSLOW  
 I, the undersigned Notary Public of the County and State aforesaid, certify that Tanya R. Brinson and Phillip R. Brinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of June, 2024.



My Commission Expires: July 24, 2028  
Coreena L McDonald  
 Notary Public COREENA L. MCDONALD

EXHIBIT A



Being all of Lot 520 as depicted on plat entitled "Summerhouse on Everett Bay – Final Plat – Phase 1", by Carolina Engineers, dated 06/13/2006 and recorded in Map Book 51 at page 42 and pages 42A through 42M, as revised at Map Book 51, page 106 and pages 106A through 106M, to which reference is made for complete description, being a portion of the property conveyed to R.A. North Development I, Inc. by deeds recorded in Book 2678 at page 434 and 442, and conveyed to Carolina First Bank by deed recorded in Book 3045, at page 838, Onslow County.

Subject to Declaration of Protective Covenants, Restrictions, Easement Charges and Liens recorded in Book 2679, Page 633 and as amended, Onslow County Registry.

Commonly known as: 420 Caroline Sanders Way, Holly Ridge, NC 28445.

Two handwritten signatures in cursive script, one appearing to be 'JLF' and the other 'KRF'.



**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:

069530 GRANTEE: JOHN J FINNEY AND KRISTINA FINNEY

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: 2024.07.02 15:39:42 -04'00'  
Tax Collections Staff Signature

07/02/2024  
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.