

BK 5990 PG 599 - 602

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier No. 035116 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Watson Legal, PLLC, 200 Cape Fear Circle, Suite 7, Sneads Ferry, NC 28460

This instrument was prepared by: Watson Legal, PLLC, 200 Cape Fear Circle, Suite 7, Sneads Ferry, NC 28460

Brief description for the Index: TR-1B JODIE MARIE THOMAS

THIS DEED made this 20th day of June, 2023, by and between

GRANTOR	GRANTEE
Jody Marie Thomas, a widow 1901 5th Ave, Unit 2106 Tuscaloosa, AL 35401	Thao Thu Le, married 159 Tillett Lane Sneads Ferry, NC 28460

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 Sneads Ferry, Stump Sound Township, Onslow County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3349 page 59.

All or a portion of the property herein conveyed 1 includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 83 page 198 .

submitted electronically by "Watson Legal, 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:

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

(Entity Name) Signature: Jody Marie Thomas (SEAL)
Print/Type Name: Jody Marie Thomas

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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 Jody Marie Thomas 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 21 day of June, 2023.
My Commission Expires: 06/11/2028 Sarah Koltvedt
Notary Public

(SEAL)



EXHIBIT "A"

BEING all of that parcel designated as "Tract I-B" (containing 1.01 ac.) as shown on that plat recorded in Map Book 83, Page 198, Onslow County Registry.



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:

035116 GRANTEE: THAO THU LE

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.

Desiree Huffman Digitally signed by Desiree Huffman
Date: 2023.06.26 10:23:08 -04'00'

Tax Collections Staff Signature

6/26/2023

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.