

BK 6238 PG 492 - 496

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Parcel Identifier No: 163304

File No.: 24-827

Mail after recording to Grantee

This instrument prepared by: Fisher & Berch, PLLC, Attorneys At Law

Brief Description for the index:

LOT 37, WATERS FARM

*****NO TITLE SEARCH REQUESTED OR PERFORMED BY PREPARING ATTORNEY*****

THIS DEED, made September 17th, 2024, by and between

GRANTOR	GRANTEE
<p>RODNEY A. PUGH and spouse, ALLISON N. ISOM</p> <p>Mailing Address: 301 Egret Circle New Bern, NC 28562</p> <p>Initials <u>RP</u> Initials <u>AI</u></p>	<p>LAUREN MCKENZIE BUCK AND RILEY J. CRABBE, HUSBAND AND WIFE</p> <p>Mailing Address: 101 BARNHOUSE ROAD JACKSONVILLE, NC 28546</p>

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:

Submitted electronically by "Starling Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

BEING all of that property described on Exhibit A, attached hereto and incorporated herein by this reference as if fully set forth herein.

SUBJECT to any and all Restrictions and Easements of record.

Pursuant to the provisions of North Carolina General Statutes § 105-317.2, this ~~X~~ is/ ___ is not a conveyance of the Grantor's primary residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5251, Page 115, ONSLOW County Registry.

A map showing the above described property is recorded in Map Book 75, Page 189, 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.

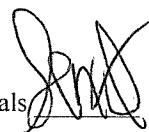
Title to the property hereinabove described is subject to the following exceptions:

- 1. Liens for taxes, assessments and other governmental charges that are not yet due and payable;**
- 2. All general utility easements and restrictive covenants of record;**
- 3. Reservation of oil, gas, mineral or other subsurface rights of record if any;**
- 4. The provisions of all applicable zoning and land use ordinances, statutes and regulations;**
- 5. Any exceptions listed after the description.**

Initials



Initials



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.

Rodney A. Pugh (SEAL)
RODNEY A. PUGH

Allison N. Isom (SEAL)
ALLISON N. ISOM

STATE OF NC
COUNTY OF Onslow

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 above: **RODNEY A. PUGH** and spouse, **ALLISON N. ISOM**.

This the 17 day of September, 2024.

NOTARY SEAL

ERIKA M KUZMA
NOTARY PUBLIC
ONSLow County
North Carolina
My Commission Expires 07/25/2028

Erika M. Kuzma
Notary Public

Erika M. Kuzma
Typed or printed name of notary

My commission expires: 7-25-28

EXHIBIT "A"

Being all of Lot 37 as shown on that certain map entitled, "Revised Final Plat Showing Planned Residential Development, WATERS FARM, Prepared for Diversified Investors, Inc., White Oak Township, Onslow County, NC", dated January 11, 2019, prepared by John L. Pierce & Associates, P.A. and recorded in Map Book 75, Page 189, Cabinet O in the Office of the Register of Deeds of Onslow County, North Carolina.

Together with a non-exclusive, perpetual easement over, under and upon the sanitary sewer easement and Offsite Septic Lot B (Limited Common Area) and Pump Station B (Limited Common Area), as shown on the aforesaid recorded map, for the disposal and treatment of sanitary sewer.

Subject to Restrictive and Protective Covenants recorded in Book 4776, Page 230 and as amended in the Onslow County Registry.

Also subject to the Septic System Agreement and Deed of Easements recorded in Book 4776, Page 248, Onslow County Registry.

A handwritten signature in black ink, appearing to be "J.P. Smith", located in the bottom right corner of the page.



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:

163304 GRANTEE: LAUREN MCKENZIE BUCK AND RILEY
J CRABBE

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: 2024.10.11 13:43:06 -04'00'

10/11/2024

Tax Collections Staff Signature

Date

This parcel may have an exemption, exclusion or deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.