

BK 5967 PG 102 - 104

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 480

NO TITLE SEARCH REQUESTED OR RENDERED BY PREPARING ATTORNEY

Parcel Identifier No. 154780
Property Address: 601 PINE THICKET LANE JACKSONVILLE NC 28546
Return to: Starling, Rodriguez & Associates, PLLC
3566 Henderson Dr
Jacksonville, NC 28546

Prepared By: Starling, Rodriguez & Associates, PLLC
3566 Henderson Dr.
Jacksonville, NC 28546

Brief Description for the Index: LOT 69 – TOWNE POINTE

THIS DEED made this 11th day of May 2023, by and between

GRANTOR	GRANTEE
<p>BRYCE R. WARD AND WIFE HEAVEN L. WARD</p> <p>Mailing Address: 5183 HOLTON WHITEHALL RD HOLTON, MI 49425</p>	<p>HUNTER JAMES DEVROY, A Single Man.</p> <p>Mailing Address: 601 PINE THICKET LANE 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 White Oak Township, Onslow County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 69 as shown on that plat entitled, "Recombination Map Lots 69 and 70 Carriage Crossing at Towne Pointe" as recorded in Map Book 65, Page 56, Onslow County Registry.

SUBJECT TO any and all Restrictions and Easements of record.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 5360, Page 657, Onslow County.

A map showing the above-described property is recorded in Map Book 65, Page 56, 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.

Submitted electronically by "Silva, Kiernan & Associates, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

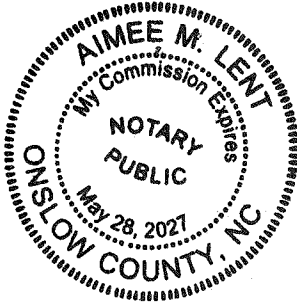
(Entity Name)
By: _____
Title: _____
By: _____
Title: _____
By: _____
Title: _____

USE BLACK OR BLUE INK

Bryce R. Ward (SEAL)
BRYCE R. WARD
This property is is not _____ my primary residence
Heaven L. Ward (SEAL)
HEAVEN L. WARD
This property is is not _____ my primary residence

SEAL-STAMP

State of North Carolina
Onslow County



I, a Notary Public of the County and State aforesaid, 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: **BRYCE R. WARD AND HEAVEN L. WARD**

Witness my hand and official seal, this the 13th day of MAY, 2023
Dated: 5/11/23 Notary Signature Aimee M. Lent
My commission expires: 5/28/27 Printed Name: Aimee M. Lent Notary Public

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



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:

154780 GRANTEE: HUNTER JAMES DEVROY

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.

Betsy R. Brothers Digitally signed by Betsy R. Brothers
Date: 2023.05.15 15:00:58 -04'00'

Tax Collections Staff Signature

05/15/2023

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.