

BK 5994 PG 642 - 644

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Tax Parcel ID: #062922

Prepared by: Gordon E. Robinson, Jr., Attorney at Law
410 New Bridge St., Ste. 2, Jacksonville, NC 28540

(No title search was performed by the preparing attorney.)

Brief description for the Index: Lot 17, Hotel Branch

THIS DEED made this 4th day of July, 2023, by and between:

GRANTOR	GRANTEE
Cameron Real Estate Holdings, LLC, a North Carolina Limited Liability Company	Thomas Lloyd Huckelberry and <u>Wife, X TH</u> Layla Elu Wilson <u>X LW</u> 361 Fowler Manning Rd. Richlands, NC 28574

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 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 those certain lots or parcels of land situated in Richlands Township, Onslow County, North Carolina and more particularly described as follows:

Being all of Lot 17, as shown on that plat entitled, "Hotel Branch Estates", recorded in Map Book 42, Page 37, Onslow County Registry.

Subject to Restrictive Covenants recorded in Book 1932, Page 556, Onslow County Registry.

The above-described property was acquired by Grantor by deed recorded in Book 5941, Page 775, Onslow County Registry

All or a portion of the above-described property does not contain the primary residence of any grantor.

Submitted electronically by "Mewborn & DeSelms, Attorneys at Law"
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 tract or parcel of land and all privileges and appurtenances thereunto belonging to said party of the second part, and said party's heirs and assigns, free and discharged from all right, title, claim or interest of the party of the first part.

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 the 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:

Title to the property hereinabove described is conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements appearing of record, if any, and current year ad valorem taxes.

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

Cameron Real Estate Holdings, LLC, a North Carolina limited liability company

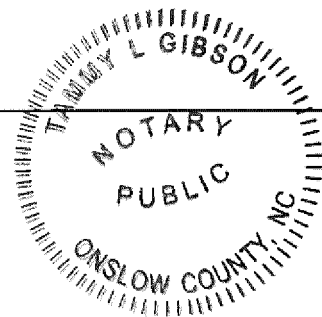
By: Angela B. Turner Date: 7-4-23
Angela B. Turner, Member/Manager

North Carolina, Onslow County

I, Tammy L. Gibson, a Notary Public in and for the aforesaid County and State, hereby certify that Angela B. Turner, Member/Manager of Cameron Real Estate Holdings, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and Notarial stamp or seal this, the 4th day of July, 2023.

Tammy L. Gibson, Notary Public
My Commission Expires: 1-11-2025

SEAL/STAMP





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:

062922 GRANTEE: THOMAS LLOYD HUCKELBERRY and
LAYLA ELU WILSON

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: 2023.07.06 09:59:49 -04'00'

Tax Collections Staff Signature

07/06/2023

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.