

**BK 5245 PG 570 - 574**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$450<sup>00</sup>**

Parcel Identifier No. 048583 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

This instrument was prepared by: Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

Brief description for the Index: UNIT 320B, Villa Capriani

THIS DEED made this 19th day of August, 2020, by and between

**GRANTOR**  
Sean A. Everhart and wife, Laine S. Everhart  
104 Appomattox Drive  
Stephens City, VA 22655-4039

**GRANTEE**  
Glen Tellefsen and wife, Courtney Tellefsen  
1209 Indian Trail Drive  
Raleigh, NC 27609

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 North Topsail Beach, Stump Sound Township, Onslow County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4668 page 143.  
All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book   2   page 8-80.

**submitted electronically by "Rizzo & Blackburn, 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:

Restrictions and Easements of record, if any.

May be subject to Onslow County Claim of Lien and Lis Pendens 19-M-397 and 19-M-516 and New Hanover County Lis Pendens File No. 19-CVS-27-93 against the Villa Capriani Home Owners Association.

\_\_\_\_\_(SEAL)  
Sean A. Everhart

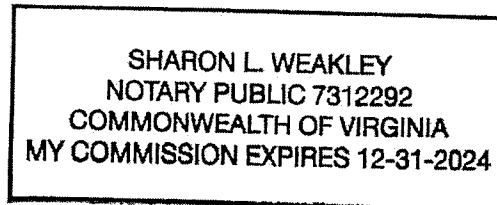
*Laine S. Everhart*  
\_\_\_\_\_(SEAL)  
Laine S. Everhart

State of VA, County of Winchester

I, the undersigned a Notary Public of the County and State aforesaid, certify that Laine S. Everhart, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein contained. Witness my hand and official stamp or seal this 21 day of August, 2020.

My commission expires: 12/31/2024

*Sharon L. Weakley*  
\_\_\_\_\_  
Notary Public

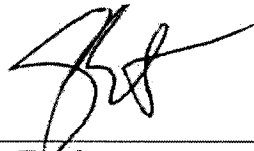


**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Restrictions and Easements of record, if any.

May be subject to Onslow County Claim of Lien and Lis Pendens 19-M-397 and 19-M-516 and New Hanover County Lis Pendens File No. 19-CVS-27-93 against the Villa Capriani Home Owners Association.



Sean A. Everhart

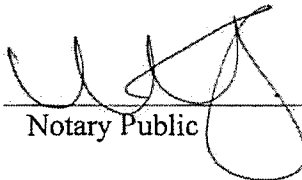
(SEAL)

Laine S. Everhart

(SEAL)

State of Virginia , County of Loudoun

I, the undersigned a Notary Public of the County and State aforesaid, certify that Sean A. Everhart, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein contained. Witness my hand and official stamp or seal this 21<sup>st</sup> day of August, 2020.

  
Notary Public

My commission expires: 5-31-22

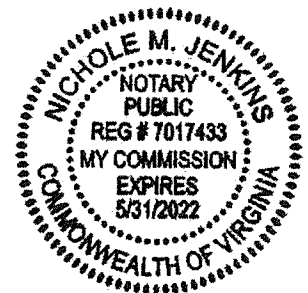


EXHIBIT "A"

Being known and designated as Unit No. 320-B as shown on plat(s) or plan (s) entitled, "Villa Capriani, Phase One", recorded in Unit Ownership Book 2, Pages 8 through 8-0 in the Office of the Register of Deeds of Onslow County, North Carolina, reference to which is hereby made for a more particular description; together with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by Resort Equities, Inc., as recorded in Book 940, Page 564, et seq., and amended in Book 944, Page 93, Onslow County Registry; and pursuant thereto, membership in Villa Capriani Homeowners Association, a North Carolina non-profit corporation.

Everhart to Tellefsen



### 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:

048583

GRANTEE: GLEN TELLEFSEN & COURTNEY TELLEFSEN

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.

**Pam McAteer** Digitally signed by Pam McAteer  
Date: 2020.08.21 13:22:49 -04'00'

Tax Collections Staff Signature

**08/21/2020**

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.