

BK 4668 PG 143 - 146

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$480.00

Parcel Identifier No. 048583 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Dan Rizzo, Attorney at Law, 13775 Highway 50/210, Suite 501, Surf City, NC 28445

This instrument was prepared by: Dan Rizzo, Attorney at Law, 13775 Highway 50/210, Suite 501, Surf City, NC 28445

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

THIS DEED made this 17th day of August, 2017, by and between

| GRANTOR | GRANTEE |
|---|---|
| The Topsail Group Ohio, LLC 14659 CH 119 Upper Sandusky, OH 43351 | Sean A. Everhart and wife, Laine S. Everhart 104 Appomattox Dr. Stephen City, VA 22655-4039 |

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

See Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2365 page 86.

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 "Dan Rizzo, Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

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.

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:

Subject to easements, restrictions and rights of way of record, if any.

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

The Topsail Group Ohio, LLC (SEAL)

By: Kenneth L. Young (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Kenneth L. Young, Authorized Member (SEAL) Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of OHIO - County or City of MARION

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Kenneth L. Young personally came before me this day and acknowledged that he is the Authorized Member of The Topsail Group Ohio, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21 day of August, 2017.

My Commission Expires: December 2, 2018 (Affix Seal)

Erin Foos
ERIN FOOS Notary Public
Notary's Printed or Typed Name



ERIN FOOS
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
DECEMBER 2, 2018



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: SEAN A EVERHART & LAINE S EVERHART

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.

Balance due on account. It must be paid to Onslow County Tax Collector within 5 days of closing.

Valeria B Cox

Digitally signed by Valeria B Cox
DN: cn=Valeria B Cox,
email=valeria_cox@onslowcountync.gov, c=US
Date: 2017.08.31 14:34:11 -04'00'

Tax Collections Staff Signature

08/31/2017

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.