

318290



Filed: 03/02/2023 01:35:39 PM
Timothy J. Esolen, Register of Deeds
Washington County, NC

Brianne Sawyer

Excise Tax: \$0.00

This certifies that there are no delinquent
ad valorem real estate taxes, which the
Washington County Tax Collector is charged
with collecting that are a lien on

6778.13-25-3006

Washington County Office of Land Records

This is not a Certification that the PIN #

matches the deed description

Shirley

3-2-23

Tax Collector

Date

Parcel Identifier No: Out of 6778.13-24-1845

Revenue: \$0.00

Mail after recording to Grantees

This instrument was prepared by **Becker Law Offices, PC (without title examination or tax advice)**

Brief Description for the index

Lots 37 and 38, Roanoke Shores

WASHINGTON COUNTY, N.C.

PARCEL IDENTIFIER NO. 6778.13-25-3006

ASSIGNED OR VERIFIED BY: Sawkins DATE: 3/2/23

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made February 23 2023 by and between

GRANTOR	GRANTEE
<p>TAN TRAN PHUOC BUI, unmarried and MEALIN BUI, unmarried</p>	<p>PHUONG THAO TRAN, and spouse TRUNG NGOC DANG</p>
<p>801 Academy View Ct. Cary, NC 27513</p>	<p>Property Address: 0 N. River Road Plymouth, NC 27562</p>
	<p>Mailing Address: 5301 Pelican Post Ct. Raleigh, NC 27604</p>

Enter in appropriate block for each party: name, 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 or parcel of land situated in the Plymouth Township, Washington County, North Carolina and more particularly described as follows:

All of Lots 37 and 38 as shown on map of Roanoke Shores Subdivision as recorded in Plat Cabinet 1, Slide 189, Washington County Registry

The property herein above described was acquired by Grantor by instrument recorded in Book 540, Page 303.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Cabinet 1, Slide 189.

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:

Ad valorem taxes for 2023 and subsequent years.

Encumbrances, declaration, covenants, restrictions, easements and rights-of-way, if any, of record.

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.

Tan Tran Phuoc Bui (SEAL)
TAN TRAN PHUOC BUI

State of _____, County of _____.

SEAL-STAMP

- See attached -

I, the undersigned, a Notary Public of the County and State aforesaid, certify that TAN TRAN PHUOC BUI as Grantor, either personally known to me or proven by satisfactory evidence (said evidence being _____) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of _____ 2023.

Notary Public

Notary's name printed: _____

My commission expires: _____

All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

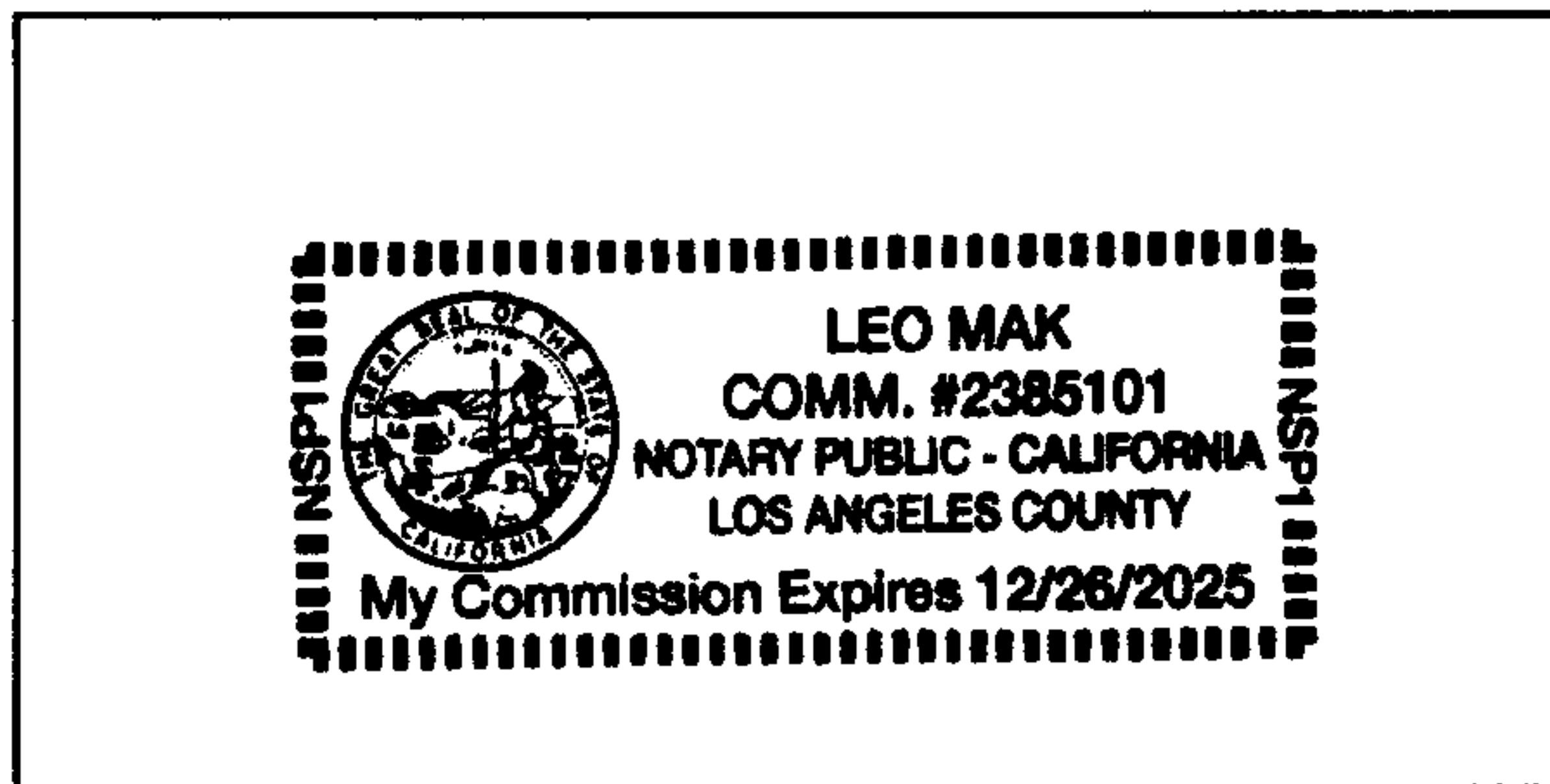
State of California

County of Los Angeles

On 2/21/2023 before me, Leo Mak, Notary Public (here insert name and title of the officer),

personally appeared Tan Tran Phvoc Bui

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

For Bank Purposes Only

Description of Attached Document

Type or Title of Document North Carolina General Warranty Deed

Document Date 2/21/2023 Number of Pages 1

Signer(s) Other Than Named Above Mealin Bui

Account Number (if applicable) N/A



F001-000DSG5350CA-01

Meal Bui (SEAL)
MEALIN BUI

State of NC, County of Wake

SEAL-STAMP

I, the undersigned, a Notary Public of the County and State aforesaid, certify that MEALIN BUI, as Grantor, either personally known to me or proven by satisfactory evidence (said evidence being NCDL) personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of February 2023.

Sabine A. Rekeibe Notary Public

Notary's name printed: Sabine A. Rekeibe

My commission expires: 7/4/27

SABINE A. REKEIBE
NOTARY PUBLIC
WAKE COUNTY, N.C.