



Brenda M. Clemmons, Brunswick County, NC Register of Deeds

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08/10/2020 15:07:52.000 NC REVENUE STAMP: \$998.00

This Instrument prepared by: Robert K. Serra, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County Tax Collector upon disbursement of closing proceeds.

NO OPINION OF TITLE RENDERED BY PREPARER

Revenue stamps \$ 998.00 Parcel No. 249DA010

STATE OF NORTH CAROLINA : GENERAL
COUNTY OF BRUNSWICK : WARRANTY DEED

This Deed made this 30th day of July, 2020, by and between [redacted]
[redacted] and GREGORY ALAN ZUKOWSKI and wife, TRACIE NICOLE
ZUKOWSKI, Grantee, whose mailing address is [redacted] Dolphin Drive
Oak Island, NC 28465

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 of that certain lot or parcel of land situated in Smithville Township, County of Brunswick, State of North Carolina, and more particularly described as follows:

BEING Lot 7, Block 12, Section N-1, Long Beach (now known as Oak Island), NC, as shown on map recorded in Map Book 6, Page 12A, Brunswick County Registry, said lot having the metes, bounds and location as shown on said map.

Grantor acquired title to this property by General Warranty Deed recorded in Book 3734, Page 377, of the Brunswick County Registry. [redacted] executes this deed without any warranties of title and for the purpose of releasing any marital or inheritance rights she may have in the property.



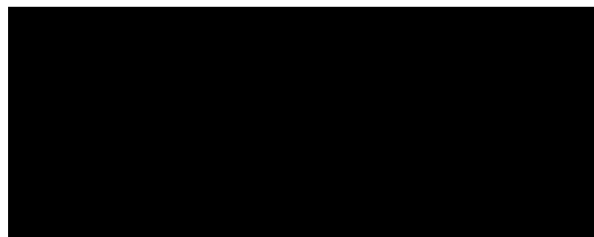
TO HAVE AND TO HOLD the aforesaid interest in the lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the 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 following exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Easements for utilities and rights of way in the chain of title.
2. All governmental laws, rules, regulations and ordinances that affect the use of the property.
3. Restrictive covenants recorded in Book 342, Page 174, Brunswick County Registry.
4. Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Pursuant to NCGS 105-317.2, the property _____ includes X does not include the primary residence of Grantor.



_____(SEAL)

_____(SEAL)

STATE OF NORTH CAROLINA

*** COUNTY OF Brunswick

I, a Notary Public in and for the State and County aforesaid, certify that TODD J. SURRATT and KELLY SURRATT personally appeared before me this day in the capacity indicated and acknowledged the execution of the foregoing instrument. Witness my hand and seal, this 30th day of July, 2020.

My commission expires: 02-12-24

Notary Signature

(Notary seal)

