



**SWANSBORO HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

Application # COA-2024-08

I Hereby apply to the Swansboro Historic Preservation Commission for a Certificate of Appropriateness (COA) for the structure, project, or proposed restoration, modification or change one the following property located within the Historic District:

NAME: Brad & Kendra Phillips

MAILING ADDRESS: 204 S. Walnut St., Swansboro NC 28584

ADDRESS OF AFFECTED PROPERTY: 204 S. Walnut St., Swansboro NC 28584

PHONE NUMBERS: (Home) 919-815-5941 (Work) 919-740-7201

Indicate if you need a pre-application review:  Yes  No

(Note: A pre-application review is required for all projects exceeding a cost of \$10,000 and/or involving new construction projects with a minimum square footage of 1,000 sq. ft. or addition of 500 sq. ft.)

**INSTRUCTIONS: (Please initial that you read and understood these instructions)**

1) Each application must include a written property description. In the space provided or on additional sheets, describe the nature and extent of the proposed work to include a listing of materials and dimensions. Physical material samples will be required as part of the application package. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness. **Initial here:** NBP

2) For each specific type of activity, attach the following materials: (check the applicable category)

**EXTERIOR ALTERATION:** Photograph(s) and sketch(es) showing existing conditions and proposed changes for each effected area. **Initial here:** NBP

**NEW CONSTRUCTION/ADDITIONS:** a) Plot plan showing all new construction on proposed site; b) preliminary or final drawings showing proposed design of new construction or new addition (elevations required); c) descriptions, samples, and specifications indicating materials and textures used on exterior construction; d) statement by owner of how proposed new construction meets the intent of the SHPC design guidelines for projects involving new buildings with more than 1,000 sq. ft. or addition of 500 sq. ft.; and e) deed of property; f) Massing Study sealed by engineer or architect (find details in Appendix III, Section 11 New Construction of the Town Unified Development Ordinance). **Initial here:** NBP

**MOVING / DEMOLITION:** a) Photographs of building to be moved or demolished (including photos of all elevations and a streetscape); b) written description of reason for move or demolition; and c) for moving requests, a photograph of proposed site for relocated building and a plot plan showing exact building location with pertinent dimensions. **Initial here:** NBP

**ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWO (2) and "8 1/2 x 11" SIZE PAPER IS PREFERRED.**

**PROJECT DESCRIPTION** (Attach additional sheets if necessary):

Please see attached

The applicant(s) and/or his/her representative(s) are required to appear before the Swansboro Historic Preservation Commission to present, discuss and clarify the application the night of the meeting. If the applicant is not the owner of the property a written statement by the owner is required prior to the meeting for the applicant to pursue the COA. **Initial here:** NBF

Any applicant(s) requiring a "CAMA" permit, must submit the approved CAMA application with CAMA official(s) signature(s), prior to the review of the COA by the Swansboro Historic Preservation Commission. **Initial here:** NBF

All applications become the property of the Swansboro Historic Preservation Commission for the Town of Swansboro. This application shall be completed and returned to the Planning Department at least **seventeen** (17) days **before** the Swansboro Historic Preservation Commission meeting at which the application may be considered. **Initial here:** NBF

Decisions made regarding the COA application by the Swansboro Historic Preservation Commission must be followed. Any changes to the project that are not outlined in the application must go through the COA amendment process. Failure to follow the order of the COA will result in code enforcement as outlined in § 152.487 **COMPLIANCE AND ENFORCEMENT**. **Initial here:** NBF

It is the policy of the Swansboro Historic Preservation Commission that the board shall act as one body. Accordingly, individual members should not give personal opinions on applications submitted to the Swansboro Historic Preservation Commission, and no such individual opinion shall bind the Swansboro Historic Preservation Commission in any way. **Initial here:** NBF

[Signature]  
Signature of Applicant

8/29/2024  
Date

**STAFF USE ONLY**

Application received by: [Signature] Date: 9/3/24  
Application reviewed with applicant by: [Signature] Date: \_\_\_\_\_  
How: In person  By Phone \_\_\_\_\_  
Fee Paid: \$200 Receipt Number R00011676  
Comments: \_\_\_\_\_



**JNS-24003**  
**204 Walnut Street Swansboro, NC**  
**Car Port Addition**

**Certificate of Appropriateness Application: New Construction/Addition:**

**Section 11 New Construction:**

**Massing Study:**

1. See attached resources, proposed materials, and narrative below.

**Site Placement:**

2. The majority of the adjacent properties sit approximately 10 feet from the front property line. For smaller lots on Walnut street, the existing houses are approximately centered within the side property lines, with the larger properties having the houses situated to one side of the property, typically around 10' from the property line.

The house at 204 Walnut street is situated to one side of the property, leaving approximately 30' to the north east property line. This provides space for the addition to be added to the northeast side as shown on the survey map and fall within the typical placement of the surrounding houses in relationship to their property lines, see attached GIS map for reference.

3. The proposed addition will sit at the rear of the house with a gable end facing the street and an open carport entrance below.
4. The proposed addition maintains a similar footprint and spacing found with surrounding properties. The addition is placed close enough to the existing structure to create a breezeway with an existing rear deck as their connecting feature. The proposed addition would be similar in size and site context to the additions at 220 and 218
5. The proposed addition will be at the rear of the house approximately 60' from the street/public way. This places the addition beyond the existing house, in the rear yard, avoiding obscuring any prominent features of the existing structure

The properties at 212 and 214 Walnut street have detached structures located beyond the placement of the proposed addition at 204 Walnut Street. Residences located at 215 and 218 Walnut street have detached structures approximately the same distance from the street as property 204 and properties 219 and 223 on Walnut street have detached structures closer to the street than property 212.

6. Existing driveway paving will extend into the open car port, along with a staircase framed off of the existing rear deck there will be little impact to any existing landscaping and all changes will be compatible with the existing features.
7. Care will be taken during the construction phase to limit unnecessary damage to the surrounding ground.

**Building Height/Scale:**

8. The proposed 2 story addition will be approximately 20'-0" high. This height is approximately equal to the height of the existing 1 story building. Much thought and care were put into limiting the height of the new addition, while making both the 1<sup>st</sup> story car port and 2<sup>nd</sup> story office functional. The overall height is significantly lower than other full 2 story structures. A similar case study on this block of walnut st would be the addition at 218. The 2-story structure here has a 1<sup>st</sup> story garage below a conditioned space with the overall height of the building approximately equal to the contributing structure on that lot.
9. Although the adjacent properties at 202 and 206 Walnut Street contain two story residences, the residence on this lot is a one-story structure. The proposed addition kept lower eave heights and minimized the overall height of the building to closer replicate the overall size and visual impact of the existing historic structure on this lot. Additionally features such as the open carport, the second floor landing and door and the windows within the open gables all relate the size of the building back down to a human scale.
10. The addition is proposed to be 22' wide by 20' high. Many of the surrounding residences have similar proportions, the existing residence on this lot included, with a wider front façade than height.
11. Windows are proposed to be 6/6 double hung wood/fiberglass windows to match the windows on the existing house. The 6/6 window pattern can also be found on residences at 202, 204, 206, and 210 Walnut Street. Both single and paired windows are used to match the window patterns of surrounding houses. Taller windows are used on the front and back to match the surrounding window proportions with shorter windows on the side to proportionally match the shorter wall, similar to the north side wall of the existing residence.

**Materials:**

12. / 13. / 14. Proposed building materials are selected to match the existing house. The brick base and drive is to match the existing features of the home and driveway. The fiber cement siding was chosen to represent a similar look to the historical portion of the existing building with wooden lapboard. A blue and white trim will be used in a similar manner to the existing structure.

**Details/Texture:**

15. - 19. The existing property has minimal details with simple posts and dimensional lumber for the railings and trim. Details on the proposed addition will follow the same ideas with minimal detailing. Minimal texture is used on the existing structure with fiber cement siding used to replicate the feel of traditional weatherboard siding with minimal trim. Exterior materials are used in a traditional manner to be compatible with the surrounding houses and matching the existing house.

**Color:**

20. A light gray color, matching the existing house, will be used for the fiber cement siding with white or blue trim. The majority of the houses in the surrounding area use neutral gray and blue tones with white trim. Houses that do not include a gray or blue color follow the traditional white siding with white trim.

#### **Form and Rhythm:**

21. – 24. Through a visual survey of the surrounding properties and their architectural details and forms, the proposed addition has been designed to reflect the typical setbacks, spacing between buildings, and lot coverage found on Walnut street. The height, scale, and fenestration patterns of the proposed addition is based on similar features found throughout Walnut street, allowing the addition to contribute, but not take away from, the existing rhythm found along the street.

Although the proposed addition has at 10/12 front gable roof pitch, slightly higher than the average 7/12 roofs found in the historic district, the roof pitch appears to match the main gable of the existing structure. It is not the intent of the proposed addition to exactly replicate the adjacent historic properties, but rather match the character and feel of the existing house structure, while blending with the much earlier historic structures found along Walnut street.

#### **Section 12: Additions to Contributing Buildings**

1. The location for the addition is to the rear of the existing historic structure, there will be no impact by the addition to any elevation.
2. The addition will have similar proportions to the existing building. While the addition is of a similar height to the existing building, this was done to provide a functional car port on the ground floor with a functional office space above. It was not done for an aesthetic reason and care was taken to minimize the overall height as much as possible.
3. Design elements of the proposed addition such as the materials, and gable roof forms
4. The proposed addition would be a free standing structure disconnected from both existing structures on the lot. There will be no damage to the significant features of the existing residence.
5. Materials used were chosen to be compatible with the existing residence. While fiber cement siding in lieu of the traditional wooden lapboard may not be preferred, the existing building has already received a number of alterations, including the adjacent portion of the residence which has an alternative synthetic siding. Trim, base and roof materials were selected to match to existing structure as well as the later additions.
6. The gable and shed roofs on the proposed addition are a similar feature to the roofs on surrounding structures, as well as the existing structure on this lot. The front facing gable is at the same 10/12 roof pitch as the main gable roof of the existing structure, and they are both of a similar overall height. The shed to gable roof shape is a feature found on the L shaped portion of the existing structure as well.
7. The foundation will have a brick façade to match the material of the existing building, the height of the base brick will also match the existing building

8. The proposed addition will be placed at the rear of the building, at the end of an existing driveway and in front of an existing shed. It will not impact the significance of the existing house on this lot nor any other important features on Walnut Street. Additionally, one of the goals for this project was to improve usability of the available open space and outbuildings on the site by creating outdoor kitchen and gathering spaces.
9. The proposed addition does not impact any portion of the existing building, therefore the original portion of the contributing building, as well as all the later additions will be preserved.

## Massing Study Graphic Analysis

### Surrounding Structures on Walnut Street



202 Walnut Street

Ca. 1901 I-House  
Two-tier porch with  
wood siding and  
metal roof



212 Walnut Street

Ca. 1950 One-story  
Front porch with  
wood siding and  
metal roof



206 Walnut Street

Ca. 1901 I-House  
Two-tier porch with  
brackets, wood  
siding and metal roof



210 Walnut Street

Ca. 1908 Two Story  
"L" House with wrap  
around one-story  
porch, wood siding  
and metal roof





214 Walnut Street

Ca. 1905 I-House  
Two-tier porch with  
brackets, wood  
siding and metal roof



214 Walnut Street  
(Out building)

One story, wood  
siding with asphalt  
shingle roof



218 Walnut Street

Ca. 1906 I-House  
Two-tier porch with  
wood siding and  
metal roof



218 Walnut Street  
(Garage)

One-story with wood  
siding and metal roof



220 Walnut Street

Ca. 1920 Four  
Square with one-  
story wrap around  
porch, wood siding  
and metal roof



307 W Church Street

Ca. 1910 Front gable  
with one-story porch,  
aluminum siding and  
asphalt shingle roof



205 Walnut Street

(Demolished)



211 Walnut Street

Ca. 1950 One-story  
with aluminum siding  
and asphalt shingles



213 Walnut Street

Ca. 1906 Front gable  
with one-story porch,  
wood siding and  
metal roof





215 Walnut Street

1908 & 1910 I-House  
Two-tier porch with  
wood siding and  
asphalt shingle roof



215 Walnut Street  
(Garage)

One-story with wood  
siding and asphalt  
shingle roof



217 Walnut Street

Ca. 1906 One-story  
Front porch with  
board & batton siding  
and metal roof



219 Walnut Street

House - Infill  
construction



219 Walnut Street

(Garage)



223 Walnut Street

Duplex - Infill  
construction



Existing 204 Walnut Street Structures:



204 Walnut Street  
Ca. 1901

Photo 1: Southeast  
corner



Front elevation and  
drive



Photo 3: Northeast corner



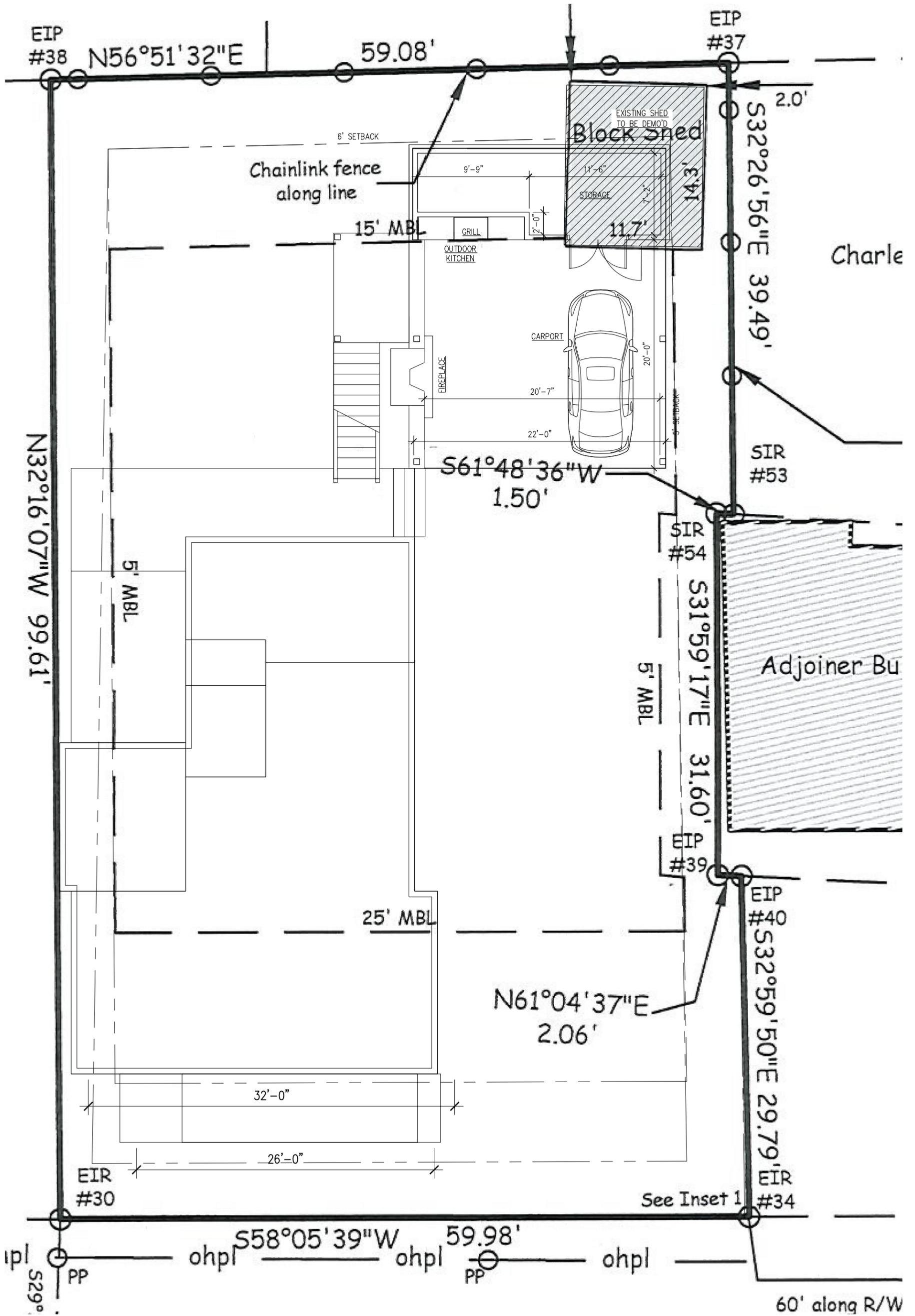
Photo 4: Rear elevation



Photo 5: West Elevation







SITE PLAN: 1/8" = 1'-0"

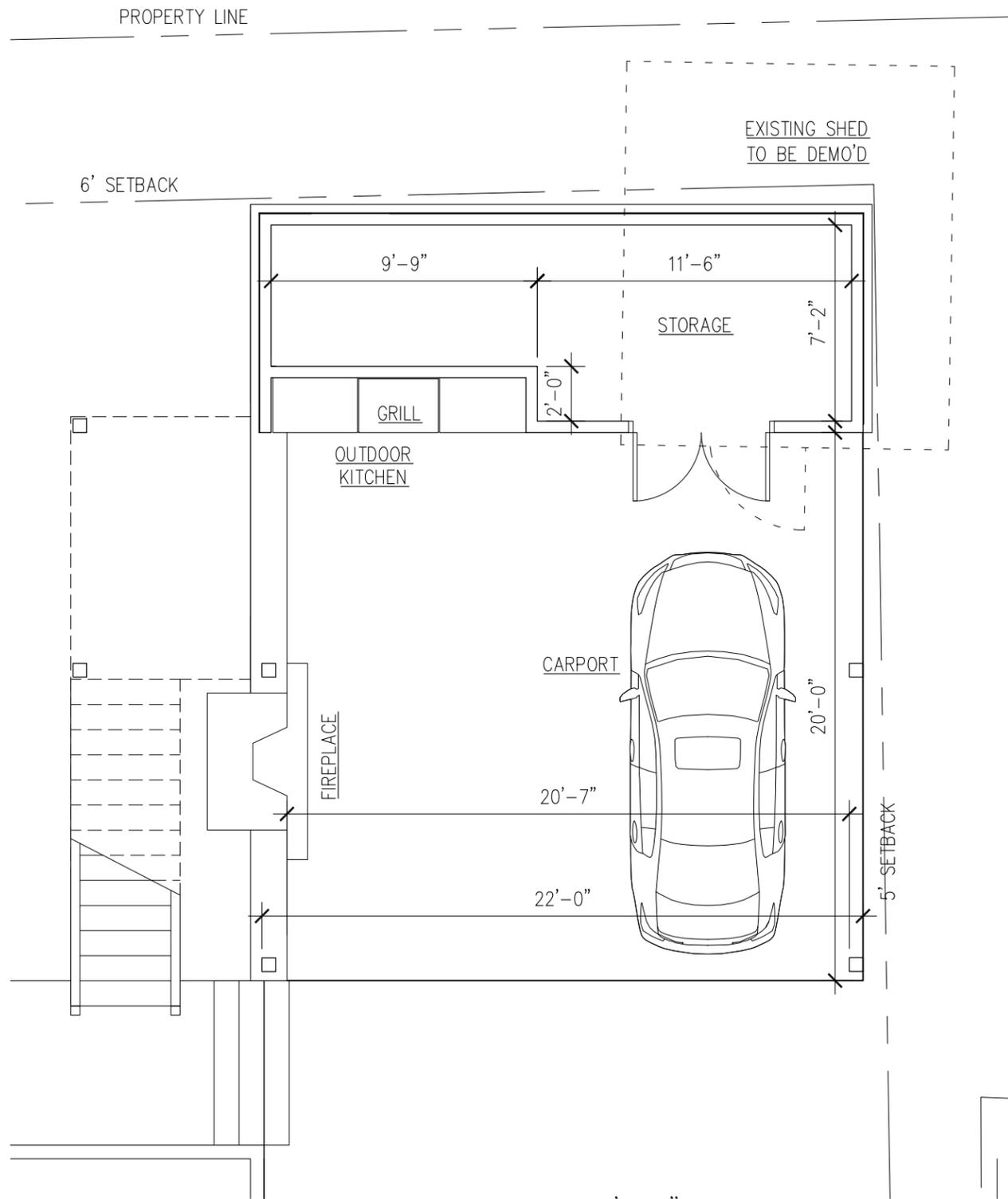
Project Number:

**DUNN & DALTON**  
ARCHITECTS

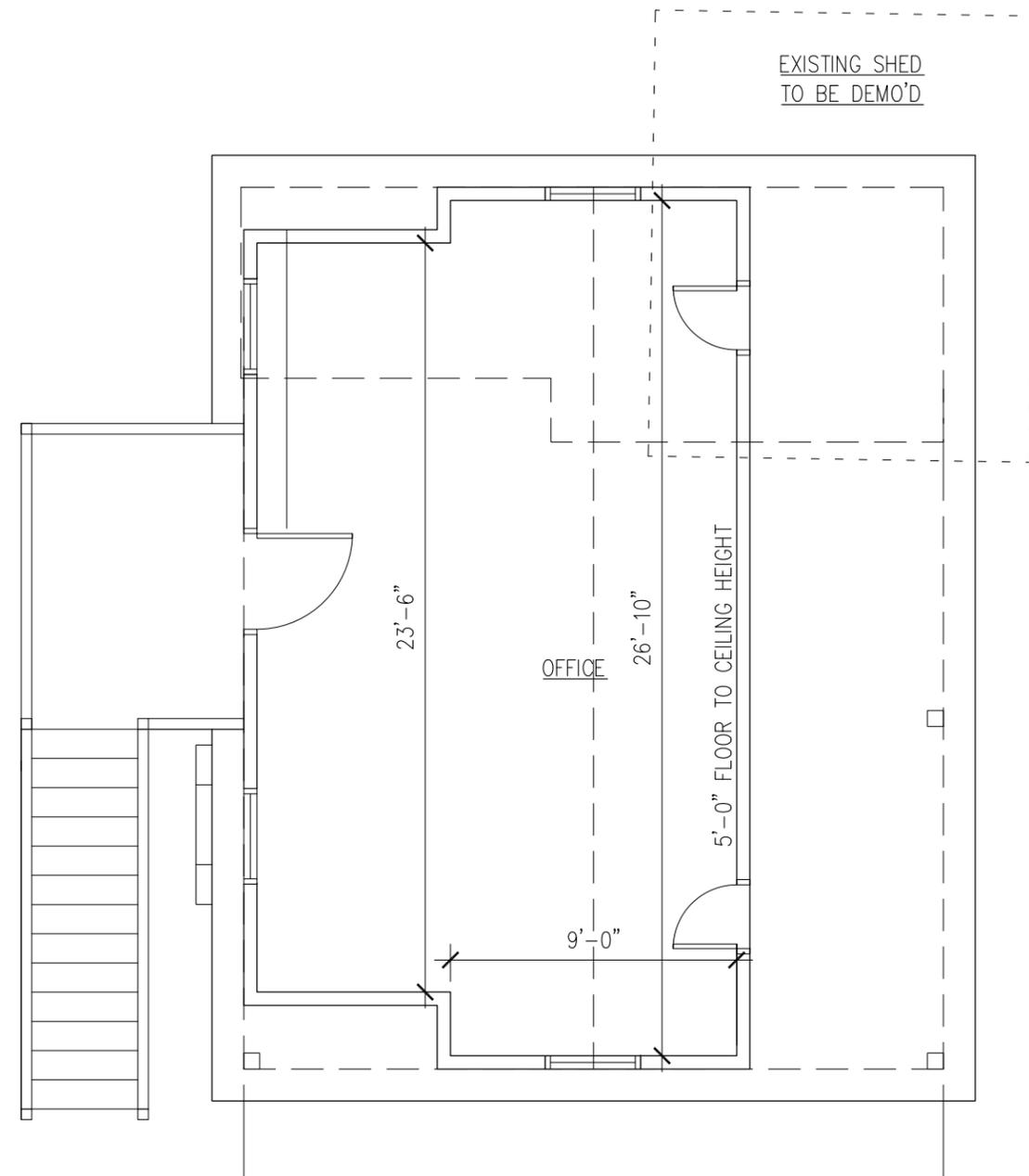
401 North Heritage Street  
Kinston, North Carolina 28501

phone: 252-527-1523  
web: dunndalton.com

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

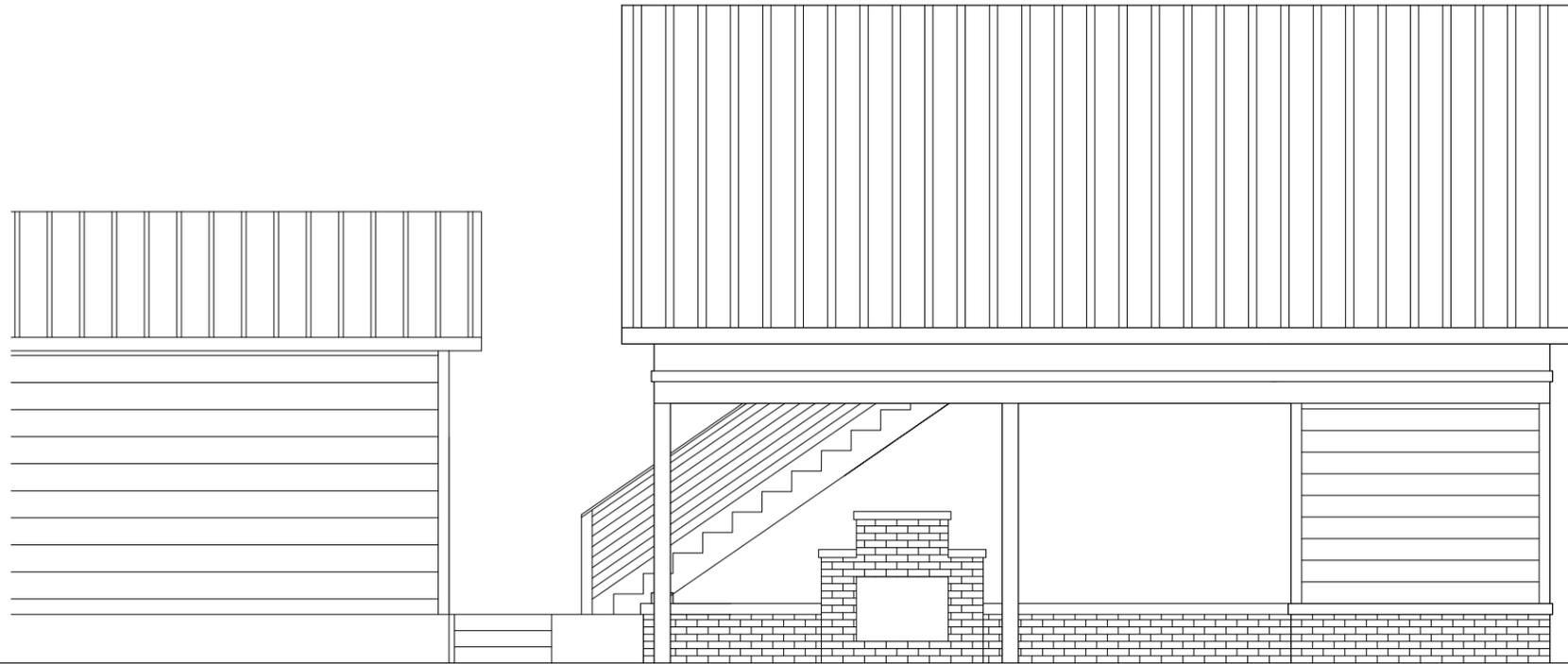


1ST FLOOR PLAN

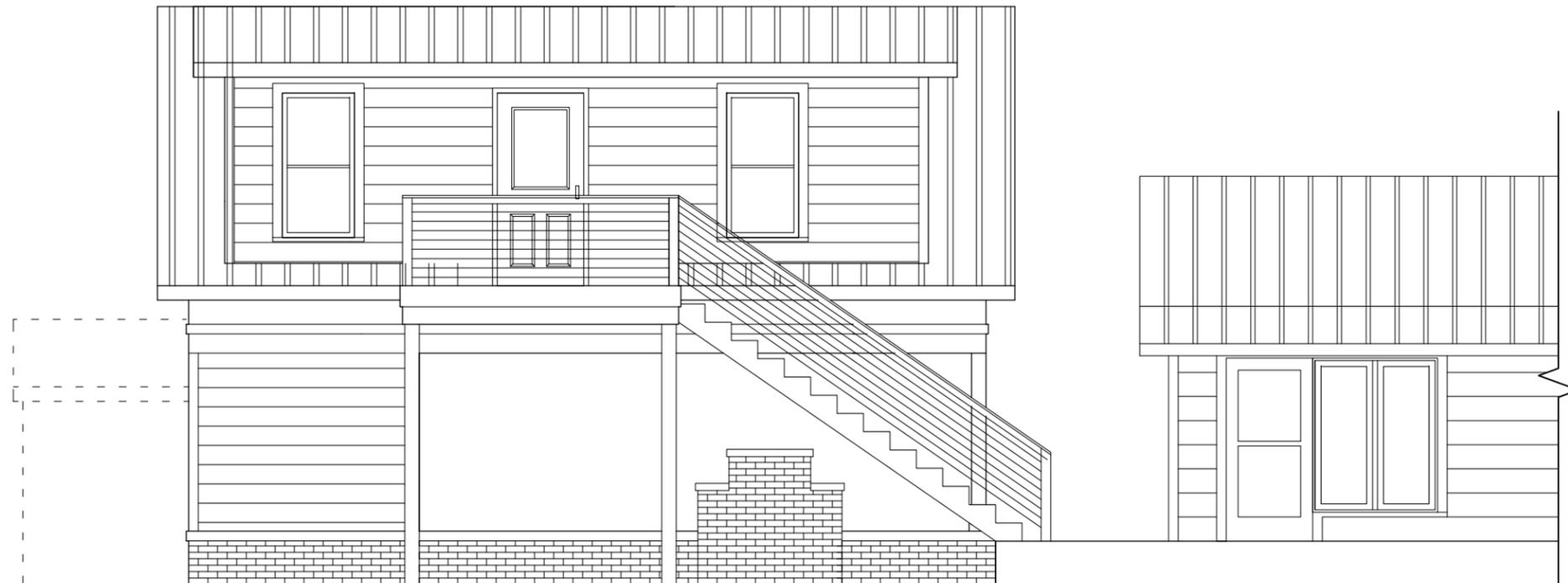


2ND FLOOR PLAN





EAST ELEVATION (FACING LOT 202 AND 401)



WEST ELEVATION (FACING YARD)

# 204 S Walnut St. Swansboro

## Photos - Siding

**Old Siding - Asbestos**



**New Siding – Fiber Cement –  
New Carport**



# 204 S Walnut St. Swansboro Photos Siding

**Existing German Wooden Lapboard**



**New Fiber Cement Siding for  
Carport to match Original Siding**



Environmentally Smart Colors—Designed Energy Efficient

TERRA COTTA	AGED COPPER	SOLAR WHITE +	SANDSTONE +	SURREY BEIGE
COLONIAL RED +	PATINA GREEN	REGAL WHITE +	ASH GRAY +	SIERRA TAN +
REGAL RED *	HEMLOCK GREEN *	STONE WHITE	DOVE GRAY	MEDIUM BRONZE +
BURGUNDY *	HARTFORD GREEN * +	SLATE BLUE	SLATE GRAY +	MANSARD BROWN +
MATTE BLACK +	EVERGREEN +	REGAL BLUE * +	CHARCOAL GRAY +	DARK BRONZE +

Metallic Colors

SILVER *	COPPER *	CHAMPAGNE *	PRE-WEATHERED * GALVALUME <sup>®</sup>	ACRYLIC COATED GALVALUME <sup>®</sup>

Non-Painted

Weathered Colors

GALV-TEN <sup>™</sup> RAW *	COPPER-TEN <sup>™</sup> RAW *	CORT-TEN AZP <sup>®</sup> RAW *	VINTAGE <sup>®</sup>

\* Available at a slight price premium.

+ Available in 26ga SMP

\* Also available in Robust.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500<sup>®</sup> or Hylar 5000<sup>®</sup> resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.

BK 6022 PG 1 - 4

**CORRECTIVE NOTICE AFFIDAVIT**

Giving notice of nonmaterial typographical or other minor error pursuant to NCGS 47-36.1

Title of Original Instrument: GENERAL WARRANTY DEED

Date of Recording: 8/17/2023

Recording Book and Page: Book 6019 Page 358

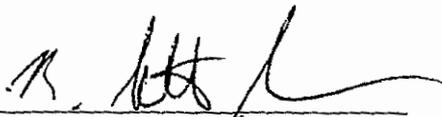
Original Parties to the Instrument:

Grantor(s): Jason Myers and wife, Rachel S. Myers (F/K/A Rachel Sholar)

Grantee(s): Norman Bradford Phillips and wife, Kenna S. Phillips

Now comes the undersigned as (**Correcting excise tax**), being first duly sworn and does say the following:

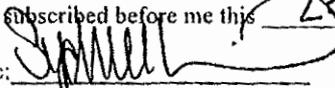
1. Through mutual mistake, inadvertence or mistake of the draftsmen the Instrument referenced above, contained the following nonmaterial typographical or other minor error:  
**Excise Tax reflected as \$4500.00**
2. It was the intent of the parties to the Instrument that the erroneous information in the Instrument referenced above, as corrected, should read as follows:  
**Excise Tax should have been \$750.00**

Signature of Affiant: 

Print Name: R. Seth Sholar

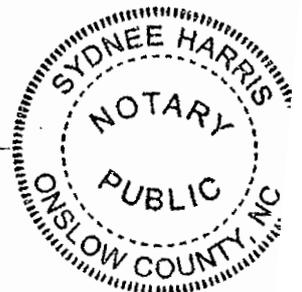
State of NC County of ONSIOW

Sworn to and subscribed before me this 23rd day of AUGUST, 2023

Notary Public: 

My commission expires: 01/21/2025

Notary Seal



Submitted electronically by "Sholar Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 8/17/2023 4:27:42 PM  
Fee Amt: \$4,526.00 Page 1 of 4  
Revenue Tax: \$4,500.00  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

BK 6019 PG 358 - 361

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$4,500.00

Parcel Identifier No. 007342 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

This instrument was prepared by: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

Brief description for the Index: LOT 3, CT RUSSELL

THIS DEED made this 9<sup>th</sup> day of August, 2023, by and between

**GRANTOR**  
Jason Myers and wife, Rachel S Myers  
Formerly known as Rachel Sholar

**GRANTEE**  
Norman Bradford Phillips and wife, Kenna S Phillips  
204 S Walnut Street  
NC, 28584

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 Swansboro, Onslow County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5215 page 373-375.

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 Book 01 page 028.

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:

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

Jason Myers (SEAL)  
Print/Type Name: Jason Myers

Rachel S. Myers (SEAL)  
Print/Type Name: Rachel S Myers

State of North Carolina - County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Jason Myers and Rachel S Myers 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 8 day of August, 2023

My Commission Expires: 4/30/28

John Hudson Jr  
John Hudson Jr . Notary Public

JOHN HUDSON JR  
NOTARY PUBLIC  
ONSLow County  
North Carolina  
My Commission Expires APRIL 30, 2028

**EXHIBIT "A"**

BEGINNING AT A STAKE AT THE CORNER OF THE LOT FORMERLY BELONGING TO LINA SMITH, WHICH POINT IS THIRTY FEET FROM THE LINE FENCE THAT DIVIDES THE HARGETT LOT FROM THE RUSSELL LAND; THENCE RUNNING A NORTHWARDLY DIRECTION WITH THE LINE OF THE LOT FORMERLY BELONGING TO LINA SMITH 100 FEET TO A STAKE; THENCE A WESTWARDLY DIRECTION 60 FEET TO A STAKE AT LAWRENCE KIRKMAN'S CORNER; THENCE A SOUTHWARDLY DIRECTION WITH LAWRENCE KIRKMAN'S LINE 100 FEET TO A STAKE AT THE STREET; THENCE AN EASTWARDLY DIRECTION 60 FEET TO THE BEGINNING; CONTAINING SIX THOUSAND SQUARE FEET. AND BEING THE IDENTICAL PROPERTY CONVEYED TO D.G. PRIVETT AND WIFE, BY DEED DATED NOVEMBER 20TH, 1944 AND RECORDED IN BOOK 265, PAGE 106 ONSLOW COUNTY REGISTRY, AND BEING KNOWN AS 204 WALNUT ST.

FURTHER REFERENCE IS HEREBY HAD TO A DEED FROM H. RUSSELL AND OTHERS TO ABRAMM BELL, RECORDED IN BOOK 72, AT PAGE 30 ET SEZ., OFFICE TO THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBJECT TO BOUNDARY LINE DEED & AGREEMENT RECORDED ON 03/24/1987 IN BOOK 825, PAGE 66, ONSLOW COUNTY REGISTRY.

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 8/17/2023 4:27:42 PM  
Fee Amt: \$4,526.00 Page 1 of 4  
Revenue Tax: \$4,500.00  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

**BK 6019 PG 358 - 361**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$4,500.00

Parcel Identifier No. 007342 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

This instrument was prepared by: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

Brief description for the Index: LOT 3, C T RUSSELL

THIS DEED made this 8<sup>th</sup> day of August, 2023, by and between

GRANTOR

Jason Myers and wife, Rachel S Myers  
Formerly known as Rachel Sholar

GRANTEE

Norman Bradford Phillips and wife, Kenna S Phillips  
204 S Walnut Street  
NC, 28584

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 Swansboro, Onslow County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5215 page 373-375.

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 Book 01 page 028.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$4,500.00

Parcel Identifier No. 007342 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

This instrument was prepared by: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

Brief description for the Index: LOT 6, BLOCK U, NORTHWOODS

THIS DEED made this 8<sup>th</sup> day of August, 2023, by and between

**GRANTOR**

Jason Myers and wife, Rachel S Myers  
Formerly known as Rachel Sholar

**GRANTEE**

Norman Bradford Phillips and wife, Kenna S Phillips  
204 S Walnut Street  
NC

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 \_\_\_\_\_, \_\_\_\_\_ County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5215 page 373-375.

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 Book 01 page 028.

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:

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

Jason Myers (SEAL)  
Print/Type Name: Jason Myers

Rachel S. Myers (SEAL)  
Print/Type Name: Rachel S Myers

State of North Carolina - County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Jason Myers and Rachel S Myers 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 8 day of August, 2023.

My Commission Expires: 4/30/28

John Hudson Jr  
John Hudson Jr, Notary Public

JOHN HUDSON JR  
NOTARY PUBLIC  
ONSLOW County  
North Carolina  
My Commission Expires APRIL 30, 2028

## EXHIBIT "A"

BEGINNING AT A STAKE AT THE CORNER OF THE LOT FORMERLY BELONGING TO LINA SMITH, WHICH POINT IS THIRTY FEET FROM THE LINE FENCE THAT DIVIDES THE HARGETT LOT FROM THE RUSSELL LAND; THENCE RUNNING A NORTHWARDLY DIRECTION WITH THE LINE OF THE LOT FORMERLY BELONGING TO LINA SMITH 100 FEET TO A STAKE; THENCE A WESTWARDLY DIRECTION 60 FEET TO A STAKE AT LAWRENCE KIRKMAN'S CORNER; THENCE A SOUTHWARDLY DIRECTION WITH LAWRENCE KIRMAN'S LINE 100 FEET TO A STAKE AT THE STREET; THENCE AN EASTWARDLY DIRECTION 60 FEET TO THE BEGINNING; CONTAINING SIX THOUSAND SQUARE FEET. AND BEING THE IDENTICAL PROPERTY CONVEYED TO D.G. PRIVETT AND WIFE, BY DEED DATED NOVEMBER 20TH, 1944 AND RECORDED IN BOOK 265, PAGE 106 ONSLOW COUNTY REGISTRY, AND BEING KNOWN AS 204 WALNUT ST.

FURTHER REFERENCE IS HEREBY HAD TO A DEED FROM H. RUSSELL AND OTHERS TO ABRAMM BELL, RECORDED IN BOOK 72, AT PAGE 30 ET SEZ., OFFICE TO THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBJECT TO BOUNDARY LINE DEED & AGREEMENT RECORDED ON 03/24/1987 IN BOOK 825, PAGE 66, ONSLOW COUNTY REGISTRY.