

Type: CRP
Recorded: 8/27/2025 12:01:19 PM
Fee Amt: \$372.00 Page 1 of 2
Revenue Tax: \$346.00
WAYNE COUNTY, NC
TINA ARNDER Register of Deeds

Indexed

BK 4014 PG 794 - 795

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 346.00

Parcel Identifier No. 0020698 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: HATCH LITTLE & BUNN LLP, 2626 Glenwood Avenue, Suite 550, Raleigh, NC 27608

Brief description for the Index: LOT 63, TIFFANY GARDENS

THIS DEED made this 27th day of August, 2025, by and between

GRANTOR	GRANTEE
WYDELL HUDGINS widower	LIG ACQUISITIONS LLC a North Carolina limited liability company Mail: 341 KILMAYNE DRIVE SUITE 201 CARY, NC 27511 Prop: 300 WATERS CIRCLE GOLDSBORO, NC 27534

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 GOLDSBORO, _____ Township, WAYNE County, North Carolina and more particularly described as follows:

BEING ALL OF LOT NO. 63 OF TIFFANY GARDENS SECTION NUMBER FOUR AS SHOWN ON MAP RECORDED IN PLAT CABINET K, SLIDE 10-F WAYNE COUNTY REGISTRY

Submitted electronically by "Hatch Little and Bunn LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wayne County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2294 page 785.

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

A map showing the above described property is recorded in Plat Book K page 10-F.

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:

- Covenants, conditions and restrictions of record.
- Ad valorem taxes for current and subsequent years.

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

_____ (Entity Name) Wydell Hudgins (SEAL)
 Print/Type Name: WYDELL HUDGINS

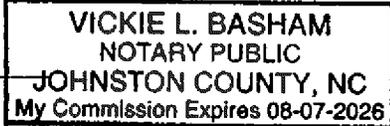
By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that WYDELL HUDGINS widower 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 27th day of August, 2025.



[Signature]
 _____ 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: _____ Notary Public
 (Affix Seal) 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 came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name