

Type: CRP  
Recorded: 1/31/2024 3:43:52 PM  
Fee Amt: \$556.00 Page 1 of 2  
Revenue Tax: \$530.00  
Wilson, NC  
Lisa J. Stith Register of Deeds

**BK 3049 PG 407 - 408**

This instrument prepared by, Gwynn, Edwards & Getter, PA,  
a licensed North Carolina attorney. Delinquent taxes, if any,  
to be paid by the closing attorney to the county Tax Collector  
upon disbursement of closing proceedings.

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$530.00

Parcel Identifier No. 3702719424.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20

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

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA, 900 Ridgefield Drive, Ste. 150, Raleigh NC 27609

Brief description for the Index: Lot 46 Bright Leaf

THIS DEED made this 31<sup>st</sup> day of January, 2024, by and between

GRANTOR

GRANTEE

STARLIGHT HOMES NORTH CAROLINA L.L.C. A  
DELAWARE LIMITED LIABILITY COMPANY

4025 Lake Boone Trail Ste 200  
Raleigh, NC 27607

AUSTIN BRADLEY GANGE, UNMARRIED

2903 Briars Drive West  
Wilson, NC 27893

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 Wilson, Wilson County, North Carolina and more particularly described as follows:

BEING all of Lot 46, Bright Leaf Subdivision, Phase One, Sections 2 & 3, as shown on that plat recorded in Plat Book 44, Pages 2-3, Wilson County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2995 page 233.

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 44 page 2-3.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Starlight Homes North Carolina L.L.C., a Delaware Limited Liability Company \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_  
 (Entity Name)

By: *Chris Hamrick* \_\_\_\_\_ (SEAL)  
 Print Name: Chris Hamrick \_\_\_\_\_

Title: VP of Finance \_\_\_\_\_ (SEAL)

State of NORTH CAROLINA - County of WAKE  
 I, the undersigned Notary Public of the County of Person and State aforesaid, certify that Chris Hamrick personally came before me this day and acknowledged that (s)he is the VP of Finance of Starlight Homes North Carolina L.L.C., a Delaware Limited Liability Company, and that by authority duly given and as the act of such entity, (s)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 31<sup>st</sup> day of January, 2024.

*Elizabeth D Myers*  
 Notary Public  
Elizabeth D B Myers  
 Notary's Printed or Typed Name

My Commission Expires: 12/22/2024

(Affix Notary Seal)

