



Doc ID: 013269260003 Type: CRP
Recorded: 01/14/2022 at 01:22:14 PM
Fee Amt: \$44.00 Page 1 of 3
Revenue Tax: \$18.00
WAYNE COUNTY, NC
CONSTANCE B. CORAM REGISTER OF DEEDS
BK **3701** PG **626-628**

3-2600
REV-18.00

Prepared by/Return to: M. Bryan King
Haithcock, Barfield, Hulse & King, PLLC
233 East Walnut Street
Goldsboro, North Carolina 27530

Parcel Identifier No.: 2546528364 (Partial)

Excise Tax: \$18.00

The property described below does not include the Grantor's primary residence.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of January, 2022 by and between **CHRISTOPHER SHANE KILPATRICK**, unmarried, whose mailing address is 3715 Highway 13 South, Goldsboro NC 27530, Grantor, and **EDWARD A. RICHARDS and wife, CONNIE L. RICHARDS**, whose mailing address is 454 Slapout Road, Mount Olive, NC 28365, Grantee. 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 Grantham Township, Wayne County, North Carolina and more particularly described as follows:

Being all that tract of land CONTAINING 5.00 Acres, located in Grantham Township, Wayne County, North Carolina, and as shown on a map prepared by A. Darrell Ham, P.L.S filed May 8, 2014, in Plat Cabinet O, Slide 6-B, in the Wayne County Registry. Being the same land conveyed by Deed dated May 20, 2014, from Eugene S. Warrick et als to Kathryn L. Stillwell and husband Michael B. Marshburn, recorded in Book 3089, Page 701, in the Wayne County Registry.

LESS AND EXCEPT THE FOLLOWING:

BEGINNING at an iron pipe found on the Southern right of way of U. S. Highway No. 13 South, said beginning point being located S. 76° 45' 17" W. 732.61 feet, S. 76° 44' 45" W. 622.66 feet, S. 76° 45' 32" W. 129.48 feet, S. 76° 41' 43" W. 130.00 feet, S. 78° 38' 37" W. 150.08 feet, S. 13° 16' 23" E. 50.00 feet from a PK nail found at the centerline intersection of N. C. Secondary Road No. 1208 (Paul Hare Road) and U. S. Highway No. 13 South, and said beginning point being located S. 13° 16' 23" E. 50.00 feet from a point in the centerline of U. S. Highway No. 13 South, and said beginning point being Edward A. Richards' most Northwestern property corner at said highway right of way as shown by deed recorded in Deed Book 3413, Page 737 in the Wayne County Registry;

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO TITLE EXAMINATION OF THIS PROPERTY AND EXPRESSES NO OPINION AS TO TITLE UNLESS CONTAINED IN A SEPARATE WRITTEN CERTIFICATE.

thence from the beginning, leaving the Southern right of way of U. S. Highway No. 13 South, with the line of the property of Edward A. Richards, S. 13° 16' 23" E. 147.60 feet to an iron rod; thence continuing and with the line of the property of Edward A. Richards, S. 13° 16' 23" E. 194.33 feet to an iron stake; thence leaving the line of the property of Edward A. Richards, S. 82° 19' 12" W. 218.00 feet to an iron rod; thence with the line of the property of Grantham Airpark, LLC as shown by deed recorded in Deed Book 3284, Page 500 in the Wayne County Registry, N. 06° 37' 13" E. 163.31 feet to an iron rod found; thence with the center of an existing 20-foot Easement for the purpose of ingress, egress and regress, N. 04° 19' 13" E. 85.82 feet to an iron rod found; thence with the center of the 20-foot Easement, N. 04° 25' 30" E. 100.34 feet to an iron rod found on the Southern right of way of U. S. Highway No. 13 South; thence with said highway right of way, N. 82° 19' 12" E. 105.45 feet to an iron pipe found on the Southern right of way of U. S. Highway No. 13 South, Edward A. Richards' most Northwestern property corner at said highway right of way as shown by deed recorded in Deed Book 3413, Page 737 in the Wayne County Registry, the point of beginning containing 54,450 Square Feet or 1.250 Acres more or less. THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A 20-FEET EASEMENT AS SHOWN ON PLAT RECORDED IN PLAT CABINET L, SLIDE 82-B IN THE WAYNE COUNTY REGISTRY.

The foregoing conveyance is subject to a temporary 10-foot easement along the East side of a portion of the most Western property line of the above tract; and being the Eastern ten feet of an area identified as "existing 20' ingress, egress and regress easement" on the map recorded in Plat Cabinet O, Slide 6-B, in the Wayne County Registry, which easement expires at midnight of September 30, 2027.

This conveyance is made subject to easements, rights of way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3671, Page 670, Wayne County Registry.

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 stated above.

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 officer(s), the day and year above first written.

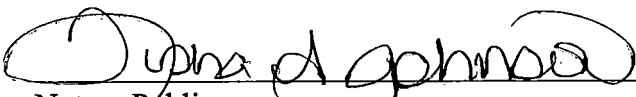
 (SEAL)
CHRISTOPHER SHANE KILPATRICK

SEAL-STAMP

State of North Carolina, County of Wayne

I, the undersigned Notary Public of the County and State aforesaid, certify that **CHRISTOPHER SHANE KILPATRICK** 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 13 day of Jan, 2022.


Notary Public

Print Notary Name: Tisha A Johnson

My Commission Expires: 01.21.22

