

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/26/2026 3:00:37 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4744 PG 776 - 778

Excise Tax: \$0.00

REID: 69338

Prepared by: Cary Estate Planning (Paul Yokabitus) (WITHOUT TITLE EXAM)

Return to: GRANTEE

Brief Description for Index:

SPECIAL WARRANTY DEED

THIS DEED, made this 26th day of February, 2026, by and between Darrel R. Hewson and wife, Van Phan-Hewson, GRANTOR, and Darrel Richard Hewson and Van Phan-Hewson, co-Trustees of The Hue Richard Legacy Trust, dated February 26, 2026, and any amendments thereto, the GRANTEE, whose mailing address is 243 W Eagle View Lane, Blounts Creek, NC 27814;

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 GOOD AND VALUABLE CONSIDERATION, to the GRANTEE, the receipt whereof is hereby acknowledged, has remised and by these presents does grant, bargain, sell and convey until unto the Grantee in fee simple all right, title, claim, and interest of the said Grantor in and to the parcel or land lying and being in the **County of Pitt, State of North Carolina**, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.**

Said property DOES NOT include the primary residence of the Grantors.

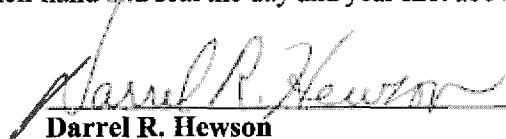
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

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


And Grantor covenants with 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. Taxes for 2026 and subsequent years' ad valorem taxes.
2. All other easements, rights-of-way, restrictions, and encumbrances of record.

IN TESTIMONY WHEREOF, said Grantor has set their hand and seal the day and year first above written.



Darrel R. Hewson



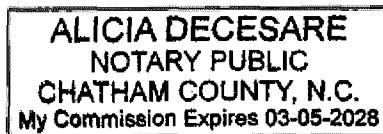
Van Phan-Hewson

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Alicia Decesare, a Notary Public, do hereby certify that Darrel R. Hewson and Van Phan-Hewson personally appeared before me this day, and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal this February 26, 2026.

(Official Seal)





 Alicia Decesare, Notary Public

My commission expires: 03/05/28

EXHIBIT A

Being all of Unit 7, Building O, The Vineyards, according to the plat thereof, recorded in Map Book 62, Pages 100 and 100-A, in the Office of the Register of Deeds of Pitt County, North Carolina.

Grantee, by acceptance of this conveyance, hereby accepts membership in *The Vineyards Homeowners Association of Pitt County, Inc.* and agrees to abide by such rules and conditions of such Association, and as may be amended.

PROPERTY ADDRESS: 2320 Vineyard Drive, Unit O7, Winterville, NC 28590