

FILED	Aug 01, 2025
AT	09:46:58 AM
BOOK	01121
START PAGE	0794
END PAGE	0797
INSTRUMENT #	01187
RECORDING	\$26.00
EXCISE TAX	\$62.00
RP	

This instrument prepared by: J. Tyler Britton, 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 proceeds.

PREPARED BY: BRITTON & JONES, PLLC

Excise Tax: \$62.00
Tax Parcel No: 06-02316

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED MADE THIS THE 30TH DAY OF JULY 2025, BY AND BETWEEN THE FOLLOWING:

GRANTOR: CARRINGTON MORTGAGE SERVICES, LLC,
a Delaware Limited Liability Company
1600 South Douglass Road, Suite 200A
Anaheim, CA 92806

GRANTEE: RAY MOWERY
241 Cooke Circle
Rich Square, NC 27869

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.

Submitted electronically by "Law Office of J. Tyler Britton, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Northampton County Register of Deeds.

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, that certain lot or parcel of land situated in Northampton County, North Carolina, and more particularly described as follows:

All those lots or parcels of land situated in the Town of Rich Square, Rich Square Township, Northampton County, North Carolina and more particularly described as follows: Being Lots No. 110, 111, 112, 113, 114 and 115 as shown on map of Cooke Circle, which map is duly of record in Book of Maps 3, Page 167 in the Office of the Register of Deeds of Northampton County.

Together with improvements located thereon; said property being located at 241 Cooke Circle, Rich Square, NC 27869 North Carolina

All or a portion of the property herein conveyed DOES NOT include the primary residence of a Grantor.

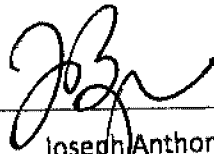
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE Grantor covenants that it is seized of said premises in fee and has the right to convey same in fee simple; that it will WARRANT AND DEFEND the said title to the same against the claims of all person claiming by, through and under him. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, as of the day and year first above written, the Grantor has caused this Deed to be executed by its duly Authorized Person and its seal to be hereunto affixed.

**CARRINGTON MORTGAGE SERVICES, LLC,
a Delaware Limited Liability Company**

By:  JUL 30 2025
Name: Joseph Anthony Barragan
REO Supervisor
Title: Carrington Mortgage Services, LLC

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of said State and County aforesaid, do hereby certify that _____, Authorized Person for CARRINGTON MORTGAGE SERVICES, LLC, appeared before me and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Limited Liability Company.

Witness my hand and official seal or stamp, this _____ day of July, in the year 2025.

See Attached

_____(SEAL)
Notary Public

My Commission expires:

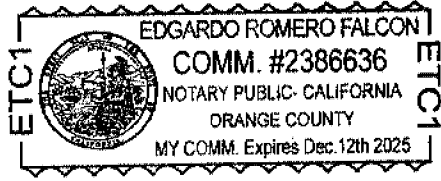
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On July 30th, 2025 before me, Edgardo Romero Falcon, Notary Public, personally appeared, **Joseph Anthony Barragan**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE *Edgardo Romero Falcon*
EDGARDO ROMERO FALCON

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____