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Recorded: 04/09/2024 at 02:57:01 PM
Fee Amt: \$506.00 Page 1 of 3
Revenue Tax: \$480.00
WAYNE COUNTY, NC
CONSTANCE B. CORAM REGISTER OF DEEDS

BK **3889** PG **60-62**

Prepared by: Kristoff Law Offices, P.A.

Return to: Grantee

The property conveyed herein is not Grantor's principal residence

Revenue Stamps: \$480.00

Parcel ID No.: 3642723102

NORTH CAROLINA
WAYNE COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 14th day of March, 2024, by and between SAMUEL P. WILKINS and wife, LAURIE A. WILKINS, **Grantor**, whose address is 901 Marler Road, Benson, North Carolina 27504; and GARRETT WILEMON, **Grantee**, whose address is 115 Adds Road, Pikeville, North Carolina 27863 (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 give, grant, bargain, and convey unto the Grantee, that certain lot or parcel of land situated in Saulston Township, Wayne County, North Carolina and more particularly described as follows:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

The aforesaid real property is hereby conveyed and made subject to those Restrictive Covenants that are recorded in Deed Book 3822, Page 518, Wayne County Registry

For chain of title, see Deed Book 3744, Page 494, Wayne County Registry.

SUBJECT, HOWEVER, to the following Exceptions:

1. Ad Valorem taxes for the year 2024 and thereafter;
2. Easements, Restrictions, Rights-of-Way, and other appurtenances of record in the 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 the 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 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 herein.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by the authority of its Board of Directors, the day and year first above written.

Samuel P. Wilkins (SEAL)
SAMUEL P. WILKINS

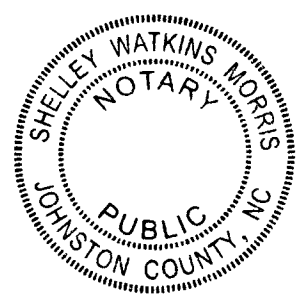
Laurie A. Wilkins (SEAL)
LAURIE A. WILKINS

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Samuel P. Wilkins and Laurie A. Wilkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 14 day of March, 2024.

Shelley Watkins Morris
NOTARY PUBLIC

My commission expires: 4-17-2026



ATTACHMENT
EXHIBIT A

Being all of Lot 6, containing 0.606 acre, more or less, as shown on a map recorded in Plat Cabinet P, Slide 59-H, Wayne County Registry, to which plat references are hereby made for a full and complete description of said lot. Being a portion of the property conveyed by deed recorded in Book 3744, Page 494 of the Wayne County Registry.

Together with a non-exclusive perpetual right-of-way and easement for ingress, egress, and regress and for utilities over and across Adds Road extending from the subject property to True Vine Road as shown and depicted on Plats recorded in Plat Cabinet L, Slide 41-I, and Plat Cabinet P, Slide 59-H, Wayne County Registry, and in Easements and Agreement for Use of Road recorded in Book 3710, Pages 806 and 808, and Book 3672, Page 513, Wayne County Registry.

This conveyance is also made subject to the terms of that Road Maintenance Agreement for Adds Road recorded in Book 3734, Page 213, Wayne County Registry, which runs with the land and is binding on all subsequent owners of Lot 6 described herein. Said Lot 6 constitutes one unit of the "20 lots" described in subparagraph 4 of said Road Maintenance Agreement for Adds Road.