
NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Adella G. Shaffer, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Grantee's address (return to): 1015 Spivey Circle, New Bern, NC 28562

NORTH CAROLINA
CRAVEN COUNTY

Revenue Stamps: \$674

Parcel ID#: 8-209-1-019

This Deed is made this 23rd day of January, 2023, by and between **D.R. HORTON, INC., a Delaware corporation**, with address of 8001 Arrowridge Blvd., Charlotte, NC 28273, hereinafter called "Grantor," and **DUKE DUFFIE and SONIA S. DUFFIE, a married couple**, whose address is 1015 Spivey Circle, New Bern, NC 28562, hereinafter called "Grantee."

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in CRAVEN County, North Carolina, and more fully described as follows:

BEING all of Lot 19, West New Bern Subdivision, Phase I, Section 1, per plat and survey thereof recorded in Plat Cabinet J, Slides 3E and 3F, Craven County Registry, to which plat reference is hereby made for a more particular description of same.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto 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 lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2023 and subsequent years.
2. Reservation of mineral rights as described in Book 3675, Page 1494, Craven County Registry.
3. Restrictive covenants, utility easements and rights-of-way of record.
4. Any and all matters shown on the recorded plat(s).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

D.R. HORTON, INC.,
A Delaware corporation

By: Cindy Fowler
Cindy Fowler, Assistant Secretary

NORTH CAROLINA

GUILFORD COUNTY

I, Megan E. Phifer a notary public, do hereby certify that Cindy Fowler personally came before me this day and acknowledged that she is an Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, and that she, as an Assistant Secretary, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 23rd day of JANUARY, 2023.

My commission expires: 3.28.2024

Megan E. Phifer
Megan E. Phifer, Notary Public

(Affix Notary Seal)

