

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/26/2025 10:27:18 AM
Fee Amt: \$196.00 Page 1 of 5
Revenue Tax: \$170.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4612 PG 409 - 413

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA
COUNTY OF PITT

Prepared By: WYNN LAW, PLLC
Mail To: GRANTEE

Tax Parcel No: 24736
Excise Tax: \$170.00

GENERAL WARRANTY DEED

The Preparer is informed that all or a portion of the property herein conveyed does not include the principal residence of the Grantor. This instrument was prepared by James P. Wynn, 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.

THIS DEED, made and entered into this the 24th day of February, 2025, by and between JAMES CURTIS GOOCH, Individually, and as Administrator of THE ESTATE OF CURTIS WAYNE GOOCH, and wife, PAMELA GOOCH, whose address is 5101 Old Hillsborough Road, Durham, NC 27705, and MICHAEL ERIC GOOCH and wife, SHANNON STYRON, whose address is 9323 Sawyer Road, Rougemont, NC 27572, hereinafter called GRANTOR; and S. CHERRY, LLC, a North Carolina Limited Liability Company, whose address is 2625 Charles Blvd., Greenville, NC 27858, hereinafter called GRANTEE;

WITNESSETH:

WHEREAS, Curtis Wayne Gooch died intestate on September 29, 2024, leaving as his heirs at law his children, James Curtis Gooch and Michael Eric Gooch, which reference is hereby made to Pitt County Estate File 24E1124; and,

submitted electronically by "Wynn 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.

WHEREAS, James Curtis Gooch qualified and was made Administrator of the Estate of Curtis Wayne Gooch and has continued in such capacity since his death, and is now engaged in the administration of said estate and the distribution of the assets therein; and,

WHEREAS, the Notice to Creditors was published according to North Carolina General Statutes; and,

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by 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 said Grantee, his heirs and assigns, in fee simple, the following described real property, to-wit:

That certain lot or parcel of land lying and being situated on the west side of McWhorter Street in the Town of Bethel, Bethel Township, Pitt County, North Carolina, and described as BEGINNING in the western right of way line of McWhorter Street at a point located S 07-46-46 W 68 feet from the point of intersection of the western right of way line of McWhorter Street and the southern right of way line of Carson Street, which point of intersection of said right of way lines is located S 52-44-55 W 35.38 feet from the point of intersection of the center line of McWhorter Street and the center line of Carson Street, and the aforesaid point of beginning also being the southeast corner of the Bobby W. Carson et ux lot as described in a deed recorded in Book Y-48 at Page 641 of the Pitt County Public Registry; and running thence from the aforesaid point of beginning southwardly 100 feet along the western right of way line of McWhorter Street to a point at the northeast corner of the Ted L. Keel et ux lot as described in a deed recorded in Book J-51 at Page 221 of the Pitt County Public Registry, a corner; thence westwardly with the northern boundary line of the aforesaid Ted L. Keel et ux lot 150 feet to an iron pipe in the eastern boundary line of the Susan Manning Property, a corner; thence northwardly 100 feet along the eastern boundary line of the Manning property and of the Josie Mae T. Andrews property to a point in said line which is the southwest corner of the aforesaid Bobby W. Carson et ux lot, a corner; thence eastwardly 150 feet along the southern boundary line of the aforesaid Bobby W. Carson et ux lot to a point in the western right of way line of McWhorter Street which is also the southeast corner of the Bobby W. Carson et ux lot, the point of beginning, and being that same lot or parcel of land as described in those deeds recorded in Book R-52 at Page 484 and in Book 63 at Page 650 of the Pitt County Public Registry.

Being that same property conveyed to Mary Sue Gooch and Curtis Wayne Gooch via Deed Book 1415, Page 729, Pitt County Registry.

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, in fee simple forever.

And the Grantor, for himself, his heirs and assigns, covenants with Grantee, his heirs and assigns, that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2025 ad valorem taxes which are to be prorated between Grantor and Grantee at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that he will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as his seal and has hereunto set his hand and seal on this the day and year first above written.

The Estate of Curtis Wayne Gooch

By: James Curtis Gooch
James Curtis Gooch, Administrator

James Curtis Gooch
James Curtis Gooch

Pamela Gooch
Pamela Gooch

STATE OF NC
COUNTY OF Durham

I, Francis P. Verwoerd, a Notary Public of Person County,
NC do hereby certify that James Curtis Gooch, Administrator of The
Estate of Curtis Wayne Gooch, James Curtis Gooch, and Pamela Gooch appeared before me
this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and Notarial Seal, this the 24th day of February, 2025.



Francis P. Verwoerd
NOTARY PUBLIC
Printed/Typed Name: Francis P. Verwoerd
My Commission Expires: May 8, 2026

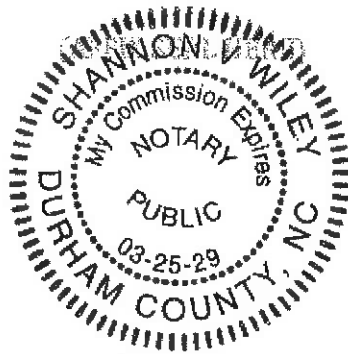
Michael Eric Gooch
Michael Eric Gooch

Shannon Styron
Shannon Styron

STATE OF NC
COUNTY OF Durham

I, Shannon V. Wiley, a Notary Public of Durham County,
North Carolina do hereby certify that Michael Eric Gooch and Shannon Styron
appeared before me this day and acknowledged the due execution of the foregoing deed of
conveyance.

Witness my hand and Notarial Seal, this the 24 day of February, 2025.



Shannon V. Wiley
NOTARY PUBLIC
Printed/Typed Name: Shannon V. Wiley
My Commission Expires: 03-25-29