

Type: CRP
Recorded: 6/13/2025 3:47:29 PM
Fee Amt: \$567.00 Page 1 of 2
Revenue Tax: \$541.00
WAYNE COUNTY, NC
TINA ARNDER Register of Deeds

Indexed

BK 3995 PG 202 - 203

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 541.00

Parcel Identifier No. 0105203 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: HATCH LITTLE & BUNN LLP 2626 Glenwood Avenue, Suite 550, Raleigh, NC 27608

Brief description for the Index: LOT 51 LAND TREE TOWNHOMES

THIS DEED made this 10th day of June, 2025, by and between

GRANTOR	GRANTEE
TANYA BLACKMON SOLLARS widow	M3 CAPITAL LLC a North Carolina limited liability company Mail: 2626 GLENWOOD AVENUE SUITE 550 RALEIGH, NC 27608 Prop: 121 MASTERS WAY GOLDSBORO, NC 27530

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of GOLDSBORO, Township, WAYNE County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 51 CONTAINING 21.616 SQUARE FEET OR 0.4962 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR LAND TREE TOWNHOMES, SECTION FIVE, PHASE THREE" PREPARED BY BENTON & ASSOCIATES LAND SURVEYING AND MAPPING RECORDED IN PLAT CABINET P SLIDE 32-C WAYNE COUNTY REGISTRY.

Subject to 35" drainage easement and 20" drainage easement, 10' of which encumbers the subject property

Submitted electronically by "Hatch Little and Bunn LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wayne County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3610 page 846. All or a portion of the property herein conveyed X includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book C page 32-C.

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 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 and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

DEED OF TRUST RECORDED IN BOK 3610 PAGE 848 WAYNE COUNTY REGISTRY

Covenants, conditions and restrictions of record. Ad valorem taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Tanya BLACKMON SOLLARS (SEAL) Print/Type Name: TANYA BLACKMON SOLLARS

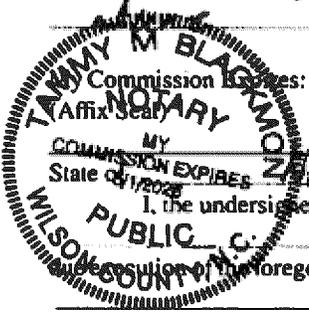
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of WAYNE

I, the undersigned Notary Public of the County or City of WAYNE and State aforesaid, certify that TANYA BLACKMON SOLLARS widow personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6th day of 20 25



Commission Expires: 5/1/2026

Tanya M. Blackmon Notary Public Notary's Printed or Typed Name

State of North Carolina - County or City of Wilson I, the undersigned Notary Public of the County or City of Wilson and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this ___ day of ___, 20__.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name