

Type: CRP  
Recorded: 4/1/2025 12:47:35 PM  
Fee Amt: \$686.00 Page 1 of 2  
Revenue Tax: \$660.00  
WAYNE COUNTY, NC  
TINA ARNDER Register of Deeds

**Indexed**

**BK 3974 PG 817 - 818**

**NORTH CAROLINA GENERAL WARRANTY DEED  
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR  
UPON DISBURSEMENT OF CLOSING PROCEEDS**

File No.: TC-60253-25-B

Excise Tax: \$660.00

Parcel Identifier No. 0023252 (Parent PIN) Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_,

20\_\_

By: \_\_\_\_\_

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Tyler Chavonne Law PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lots 16, 68, 69, 72, 76, & 77 Hudson Village

THIS DEED made this 28th of March, 2025, by and between

GRANTOR	GRANTEE
Builders Bargain Center of Kinston, Inc P.O. Drawer E Goldsboro, NC 27533	Benjamin Stout Real Estate Services, Inc., a North Carolina Corporation 222 Maiden Lane Fayetteville, NC 28301

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 New Hope Township, Wayne County, North Carolina and more particularly described as follows: BEING all of Lot 16, 68, 69, 72, 76, & 77, in a subdivision known as Hudson Village, and the same being duly recorded in Plat Book Q-10-F, Page 113, 213, & 313, Wayne County Registry, North Carolina.

Parcel ID(s):  
0023252 (Parent PIN)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3721 page 129.

All or a portion of the property herein conveyed \_\_\_ includes or \_\_\_X\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book Q-10-F page 113, 213. & 313.

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:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.

Subject to ad valorem taxes which are a lien but not yet due and payable.

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

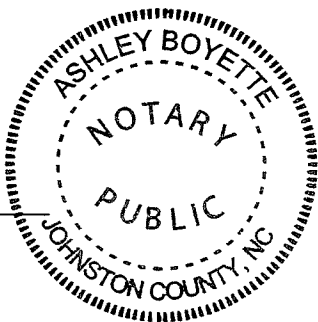
Builders Bargain Center of Kinston, Inc  
(Entity Name)

By: *DM*  
Print/Type Name & Title: David M Perry, President

State of North Carolina – County of Wayne

I, the undersigned Notary Public of the County and State aforesaid, certify that David M Perry, personally appeared before me this day and acknowledged that he is the President of Builders Bargain Center of Kinston, Inc, a North Carolina corporation, 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 28th of March, 2025

My Commission Expires: 7/26/27



*Ashley Boyette*  
, Notary Public