

Prepared By and Mail To Emery D. Ashley, Attorney

**DECLARATION OF INTENT TO
AFFIX THE MANUFACTURED HOME TO
REAL PROPERTY**

Pursuant to N.C.G.S. 47-20.7, the undersigned, **Emery D. Ashley, Trustee of the APRIL RENEE PETIT SPECIAL NEEDS TRUST dated February 11, 2022** hereby certifies and declare as follows:

1. They are the owners of that certain Manufactured Home, herein referred to as the "Home," identified as follows:

Manufacturer:	CHAM
Year:	1997
VIN:	23975400345AB
Title:	771355231646083

2. Said home is located upon real property, which is owned by **Emery D. Ashley, Trustee of the APRIL RENEE PETIT SPECIAL NEEDS TRUST dated February 11, 2022** pursuant to deed recorded in Book 6493, page 322, Johnston County Registry, see also Book 4173, page 966, Johnston County Registry, more particular described as follows (including tax parcel or map identification):

BEING All of that 3.616 acres, more or less, as shown on plat recorded in Plat Book 77, page 423, Johnston County Registry, to which reference is hereby made for a more particular description.

307 Little Road, Kenly, NC 27542

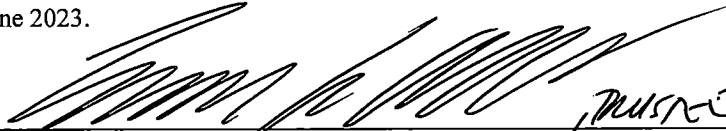
Tax identification number: 03G04028N

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- 3. It is the undersigned's express intention that the home be considered and treated as real property for all purposes, and that any conveyances of or encumbrances upon the real property shall include the home as a permanent improvement thereto.
- 4. A title to the manufactured home has been relinquished to the North Carolina Department of Transportation, Division of Motor Vehicles. See MVR-46G attached hereto.
- 5. The home has been or will hereafter be listed, assessed and taxed as real property for ad valorem taxes for the home for years prior to the above have been paid in full pursuant to N.C.G.S. 105-355 and 356.

Owners covenant that this Declaration may be relied upon lenders, purchasers, attorneys certifying title to said property, title insurance companies insuring title to said real property (including the home as a permanent improvement) and others dealing with said Owners, their successors and assigns unless and until severing the improvement is recorded in the aforesaid Registry.

IN WITNESS WHEREOF, the undersigned have set their hand(s) and seal(s), this 14th day of June 2023.


 _____ (SEAL)
**Emery D. Ashley, Trustee of the APRIL RENEE PETIT
 SPECIAL NEEDS TRUST dated February 11, 2022**

STATE OF NORTH CAROLINA

JOHNSTON COUNTY

I, **AMANDA R. PAUL**, a Notary Public in and for the County and State aforesaid do hereby certify that **Emery D. Ashley, Trustee of the APRIL RENEE PETIT SPECIAL NEEDS TRUST dated February 11, 2022** personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal, this 14th day of June 2023.

AMANDA R PAUL NOTARY PUBLIC JOHNSTON COUNTY, NC



 Signature of Notary Public

(Official Seal)

My Commission Expires:
July 28, 2023

EXHIBIT A

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF MOTOR VEHICLES
3148 MAIL SERVICE CENTER
RALEIGH NC 27697-3148

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 13, 2023

RE: Year : 1997
Make : CHAM
Model :
BS : MH
VIN : 23975400345AB

This is to certify that the above vehicle was registered with the North Carolina Division of Motor Vehicles in the name of APRIL SPEARS under title number 771355231646083.

As requested, title number 771355231646083 was cancelled on 06/13/2023 because the vehicle was declared real estate. The vehicle should now be registered as real property with the County Register of Deeds.

*MVR-46G (Rev 01/19)

North Carolina Division of Motor Vehicles

AFFIDAVIT FOR REMOVAL OF MANUFACTURED HOME FROM VEHICLE REGISTRATION FILES

VEHICLE SECTION

Year 1997	Make CHAM	Body Style MH	Title Number
Vehicle Identification (Serial) Number 23975400345AB		Manufacturer	Model Name

OWNER SECTION

Affiant 1 ID# _____ APRIL SPEARS
Full Legal Name of Affiant 1 (First, Middle, Last Suffix)

Affiant 2 ID# _____
Full Legal Name of Affiant 2 (First, Middle, Last Suffix)

Residence Address (Individual) Business Address (Firm)
307 Little Road

City and State Kenly Zip Code 27542 Tax County Johnston

LIEN SECTION

DATE OF LIEN	FIRST LIEN Lienholder ID#	DATE OF LIEN	SECOND LIEN Lienholder ID#
Lien Holder Name		Lien Holder Name	
Address _____		Address _____	
City _____ State _____ Zip Code _____		City _____ State _____ Zip Code _____	

Affidavit of Registered Owner(s)

I/We, the owner(s) of the above described manufactured home, hereby certify that the moving hitch, wheels, and axles have been removed and that the home has been placed upon a permanent foundation of land owned or leased according to G.S. 20-109.2. The home is now to be considered real property as defined in G.S.105.273 (13)(D). I/We have attached a tax record showing the home listed for ad valorem taxes as real property pursuant to Article 17 of Ch.105 of the G.S. I/We affirm that a notice of cancelation (if applicable) was sent to the last known address of owner listed on certificate of title prior to filing this affidavit with the Division.

Per G.S. 20-109.2 (b) 6 The affiant is (i) the record owner of the real property on which the home is affixed or (ii) a lessee that has entered into a lease property with a primary term of at least 20 years for the real property on which the home is affixed.

The deed to the land upon which the home is permanently affixed is described in deed recorded in Johnston County Registry, Book 4173, Page 966-967 (or legal description is attached to this affidavit).

I/We request that the North Carolina title number _____ be cancelled.

Signature of Registered Affiant(s): April Spears

County Johnston State NC

Sworn and subscribed by Emery D. Ashley, before me, a Notary Public, this the 8th day of June, 2023. Further, I, Emery D. Ashley, a Notary public of the above county and state, hereby certify that I am personally known to the affiant and acknowledged the due execution of this

Affidavit. NOTARY PUBLIC JOHNSTON COUNTY, NC Emery D. Ashley My Commission Expires: 11-05-2025

Affidavit of Lienholder

I/We acknowledge and consent to the application for cancellation of the above described North Carolina title, that the home is now real property and that our lien is hereby released from the manufactured home. Any remaining lien is secured solely by duly recorded deed of trust on the land, including permanent improvements.

Name and Signature of Lienholder

Affidavit of the Division of Motor Vehicles

This is to certify that the title for the above mentioned manufactured home has been cancelled with an indication that the home is now real property according to the provisions set for the under G.S. 20-109.2(a) or (a1).

Branch Agent Signature: Jon Puchert Branch Office Number: 83 Date: 6/13/23

No Right of Action - A person damaged by the cancellation of a certificate of title pursuant to NCGS 20-109.2(a1) does not have a right of action against the Division.

**STATE OF NORTH CAROLINA
REGISTRATION CARD**

NC LIC NUMBER	PLT EXP DATE	INSPECTION DUE		
VEHICLE ID # 23975400345AB		GROSS WT		
MAKE/SERIES CHAM	TITLE # 771355231646083	EQUIP #		
SHIPPING WEIGHT	STYLE MH	YEAR 1997	FUEL	TOTAL FEE
CLASSIFICATION		VEHICLE BRAND		
CUSTOMER ID # OWNER 1 000033259838	CUSTOMER ID # OWNER 2	COUNTY JOHNS		
APRIL SPEARS				
307 LITTLE RD KENLY NC 27542-6806				

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INSURANCE COMPANY AUTHORIZED IN NC

POLICY NUMBER



**NC DIVISION OF MOTOR VEHICLES
RECEIPT OF FEES PAID**

APRIL SPEARS
Title 56.00
Late Pen 20.00

TOTAL 76.00

083 06/13/2023 T1C0835
CREDIT AUTH CODE: 51592G