

2025001537COLUMBUS COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00PRESENTED & RECORDED
04/04/2025 11:47:08 AM
KANDANCE H. BULLOCK
REGISTER OF DEEDS
BY: CAROLINE H. REEVES
DEPUTY
BK: RB 1373
PG: 197 - 199**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$500.00
Parcel No.:	099899
Mail/Box to:	Grantee
Prepared by:	M. Colton Williams, PLLC, 101 W Main Street, Wilkesboro, NC 28697
Brief description for index:	0.50 acres, more or less – Lees Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 2 day of April 2025, by and between:

GRANTOR	GRANTEE
<p>Michael O. Casey and wife, Kimberly M. Godwin</p> <p>187 Westover Drive, Wilkesboro, NC 28697</p>	<p>Joey Tyler Pridgen (unmarried)</p> <p>21 Sterling Acres N, Nakina, NC 28455</p>

Grantor and Grantee include the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine, or neuter, as required by the context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantors by this Deed do hereby grant, bargain, sell, and convey to Grantee, in fee simple, all that certain lot, parcel of land, or condominium unit in the Lees Township, Columbus County, North Carolina and more particularly described as follows (the "Property"):

BEING all of that certain tract or parcel of land designated as Lot 10, containing 0.50 acres, more or less, as the same is more particularly shown and described on a plat of survey entitled, "Survey for Owners Edgar Alan Duncan and wife, Ann Smith Duncan Lot 10 Sterling Acres", dated October 17, 2018, prepared by Jimmy Dale Etheridge, P.L.S., and recorded in Plat Book 104, Page 78 of the Columbus County Registry.

TOGETHER WITH an easement for ingress, egress and regress over and upon the 45 foot right of way shown on said survey plat as "Sterling Drive", said easement to be appurtenant and run with the property herein conveyed.

Submitted electronically by "Boussias Law Firm, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Columbus County Register of Deeds.

The property described herein is conveyed and accepted subject to those restrictions, conditions and covenants of recorded in Book 496, Page 705 of the Columbus County Registry.

All or a portion of the Property was acquired Grantors by instruments recorded in Book 1281, Page 359 of the Columbus County Public Registry.

All or a portion of the Property includes or does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantees in fee simple. Grantors covenant with Grantee that Grantors are seized of the Property in fee simple, Grantors have the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantors shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad Valorem property taxes for the current year and subsequent years.
2. Any conditions, restrictions, easements, rights-of-way or other matters of record and those stated in or shown on the description of the herein-described property.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION BY THE PREPARER. THE PREPARER OF THIS DOCUMENT IS NOT THE CLOSING AGENT AND THEREFORE IS NOT REQUIRED TO FILE IRS FORM 1099-S.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES TO FOLLOW]

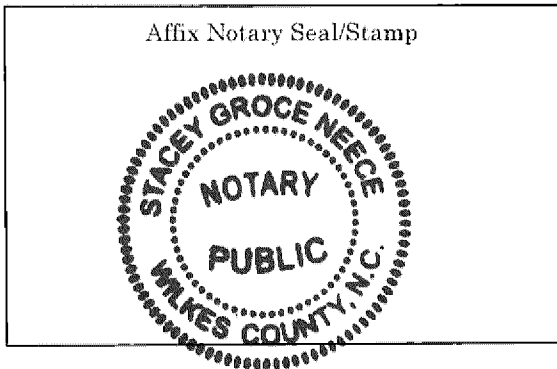
IN WITNESS WHEREOF, Grantors having duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature] (SEAL)
Michael O. Casey

[Signature] (SEAL)
Kimberly M. Godwin

STATE OF North Carolina, COUNTY OF Wilkes

I Stacey Groce Neece a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2 day of April 2025 acknowledging to me that they signed the foregoing document, in the capacity represented and identified therein (if any): Michael O. Casey and Kimberly M. Godwin



[Signature]
Notary Public (Official Signature)
My commission expires: May 15, 2027

NORTH CAROLINA COLUMBUS COUNTY
The foregoing or annexed certificate(s) of
Stacey Groce Neece

Notary(y)(ies) Public (has)(have) been verified to have a Signature, seal, or stamp, and an expiration date. This Instrument and this certificate are duly registered at the Date and time and in the book and page shown on the First page thereof.

Kandance H. Bullock Register of Deeds
By: Caroline H. Reeves Deputy