

OFFICE OF LENOIR COUNTY
TAX ADMINISTRATOR

by: Jean W. Brumell
Date 10/06/2023

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/9/2023 8:34:12 AM
Fee Amt: \$216.00 Page 1 of 4
Revenue Tax: \$190.00
Lenoir County, NC
Treva Jenkins Register of Deeds

BK 2002 PG 492 - 495

TAX PARCEL # 3566158508 (pt)

REVENUE \$190.00

NORTH CAROLINA

DEED

LENOIR COUNTY

THIS DEED, made and entered into this the 5th day of October, 2023, by and between LEON CARLTON ALPHIN and wife, LISA B. ALPHIN, whose address is 3209 Jim Sutton Road, La Grange, NC 28551; and JACOB M. ALPHIN and wife, KRISTEN POTTER ALPHIN, whose address is 3220 Jim Sutton Road, La Grange, NC 28551, Grantors; and CCTAYLOR DEVELOPMENT LLC, a North Carolina limited liability company, whose address is 106 Covington Drive, Goldsboro, NC 27530, Grantee;

The property being conveyed herein does [] or does not [] include the primary residence of the Grantors.

WITNESSETH THAT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, Grantors have bargained and sold, and by these presents do hereby bargain, sell, and convey unto the said Grantee and its successors and assigns, in fee simple, those certain tracts or parcels of land hereinafter described:

PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO.

This conveyance is made subject to all restrictions, easements, and rights of way of record, if any; and to 2023 Lenoir County ad valorem taxes which are to be prorated between the parties hereto.

RETURN TO & PREPARED BY: DAVID M. ROUSE, ATTORNEY, GOLDSBORO, NC


Submitted electronically by "David M. Rouse Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lenoir County Register of Deeds.

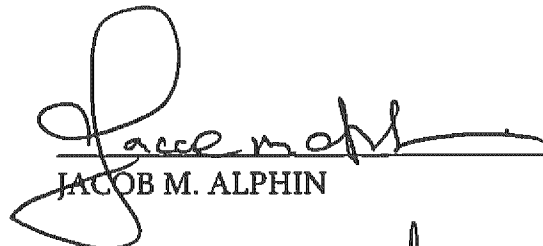
TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the Grantee and its successors and assigns, in fee simple.

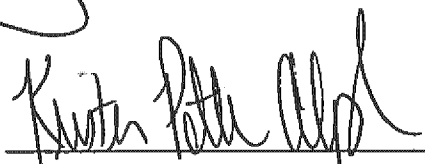
And the Grantors covenant with the Grantee that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, except those set forth above, and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this Deed the day and year first above written.


_____(SEAL)
LEON CARLTON ALPHIN


_____(SEAL)
LISA B. ALPHIN

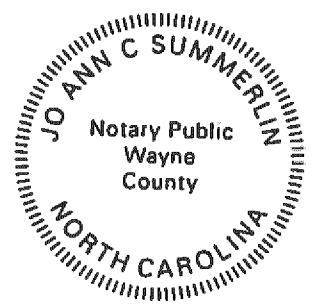

_____(SEAL)
JACOB M. ALPHIN


_____(SEAL)
KRISTEN POTTER ALPHIN

NORTH CAROLINA, WAYNE COUNTY

I, JoAnn C. Summerlin, a Notary Public in and for said State and County, do hereby certify that Leon Carlton Alphin and wife, Lisa B. Alphin, did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and official seal, this the 5th day of October, 2023.

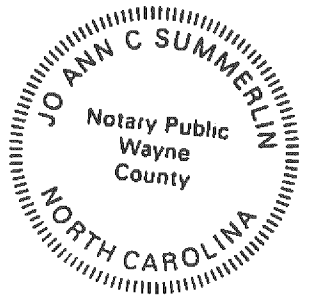


[Signature]
NOTARY PUBLIC
My Commission Expires: 6/19/2026

NORTH CAROLINA, WAYNE COUNTY

I, JoAnn C. Summerlin, a Notary Public in and for said State and County, do hereby certify that Jacob M. Alphin and wife, Kristen Potter Alphin, did personally appear before me this day and acknowledge the due execution of the foregoing Deed.

WITNESS my hand and official seal, this the 5th day of October, 2023.



[Signature]
NOTARY PUBLIC
My Commission Expires: 6/19/2026

EXHIBIT A

SITUATED IN MOSELEY HALL TOWNSHIP, LENOIR COUNTY, NORTH CAROLINA, AND DESCRIBED AS FOLLOWS:

Parcel #2

Beginning at a point on the east right of way of S. Caswell Street which lies approximately 404ft NNW of the Centerline of Spence Street and has NAD 83 (2011) NC State Plane Coordinates of N 565,318.42ft and E 2,360,961.04ft proceed N19°08'15"W 50.00ft, Thence N70°51'45"E 161.01ft, Thence N19°13'14"W 258.79ft, Thence N78°17'14"E 56.35ft, Thence N71°01'01"E 156.94ft, Thence N18°58'59"W 270.39ft, Thence S89°25'42"E 1220.71ft, Thence S00°34'18"W 220.96ft, Thence S89°39'34"W 230.54ft, Thence S00°20'24"W 50.29ft, Thence N89°42'47"W 115.75ft, Thence N89°27'45"W 115.00ft, Thence S00°13'15"W 30.64ft, Thence N89°23'17"W 911.18ft, Thence S33°35'33"W 303.35ft, Thence S70°51'45"W 322.86ft back to the Point of Beginning, having and containing 10.44acres± (454,896.40sqft) as calculated by coordinates and being all of Parcel #2.