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BOOK	02415
START PAGE	0518
END PAGE	0520
INSTRUMENT #	04430
EXCISE TAX	\$0.00

**Excise Tax: \$0.00****Parcel ID: 0069364****This Instrument Prepared By: The York Law Firm, PLLC, P.O. Box 1197, Apex, NC 27502****Mail After Recording To: Grantee at address below**

**NORTH CAROLINA                    )**  
**)** **NORTH CAROLINA GENERAL WARRANTY DEED**  
**CHATHAM COUNTY                 )**

This deed, made this 20<sup>th</sup> day of May, 2024, by and between:

Grantor(s)	Grantee(s)
<b>CARL RAYE WRIGHT, unmarried</b>	<b>CHARLES DANIEL WRIGHT</b>
Whose address is: 1673 Tuna Drive Shallote, NC 28470	Whose address is: 2454 Cotton Road Sanford, NC 27330

The designated 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 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 or parcel of land situated in **New Hope Township, Chatham County, North Carolina** and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The property herein conveyed does not include the primary residence of the Grantor.

Submitted electronically by "The York Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the year 2024 and subsequent years not yet due and payable.
2. All easements, covenants, restrictions, and rights of way of record.

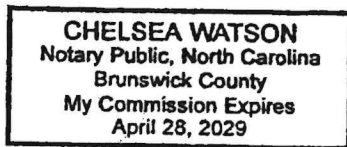
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Carl Raye Wright (SEAL)  
CARL RAYE WRIGHT

STATE OF North Carolina  
COUNTY OF Brunswick

I, Chelsea Watson, a Notary Public of the County and State aforesaid, certify that **CARL RAYE WRIGHT** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23 day of May, 2024.



(Official Seal)

Chelsea Watson  
Notary Public

My commission expires: 04/28/2029

**EXHIBIT "A"**

Beginning at a point on the Department of Transportation (formerly Thomas R. Manyik and wife, Julie Manyik) northern property line and the northern right of way boundary to Survey Line L (U.S. Highway 64); thence in a northeasterly direction along and with the Department of Transportation (formerly Thomas R. Manyik and wife, Julie Manyik) northern property line to the Department of Transportation (formerly Thomas R. Manyik and wife, Julie Manyik) northeast property corner, said corner being a common corner with Royce Webster and Gregory C. Goodwin; thence in a southerly direction along and with the Department of Transportation (formerly Thomas R. Manyik and wife, Julie Manyik) eastern property line, being a common property line with Royce Webster, to the point of intersection with the northern right of way boundary of Survey Line L, said point being 150 feet northerly of and normal to Survey Line L; thence in a westerly direction in a straight line along and with the northern right of way boundary of Survey Line L to the point and place of beginning and containing 1.19 acres more or less.

This description was taken from the Master Project Plans for State Highway Project 8.T520904 in Chatham County, said Master Project Plans being on file in the Offices of the Department of Transportation in Raleigh, North Carolina.

SUBJECT TO that reservation found in Book 703, Page 99, Chatham County Registry, as follows:

BE IT UNDERSTOOD, however, that the GRANTOR reserves unto its agency, the Department of Transportation, all rights of abutters' access to or from the property herein conveyed in, over, upon and across the main lanes, ramps or approaches as constructed or to be constructed under Department of Transportation Project 8.T520904 in Chatham County; and it is specifically a condition of this conveyance that the GRANTEES, their heirs, executors and assigns, shall have no rights of access to or from the property herein conveyed to the Department of Transportation Project 8.T520904 in Chatham County, except by public road connection.

For reference see Book 703, Page 99, Chatham County Registry. Also see the Estate of Carol B. Wright filed in the Office of the Brunswick County Clerk of Superior Court in Estate File No. 22-E-448 and an exemplified copy filed in the Office of the Chatham County Clerk of Superior Court in Estate File No. 24-E-1282.