

Type: CRP
Recorded: 4/7/2022 2:12:36 PM
Fee Amt: \$218.00 Page 1 of 3
Revenue Tax: \$192.00
WAYNE COUNTY, NC
CONSTANCE B. CORAM REGISTER OF DEEDS

BK 3725 PG 376 - 378

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 192.00

Parcel Identifier No. 3509447835 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Brady Law PLLC 1025 Dresser Ct. Raleigh, NC 27609

This instrument was prepared by: Jason M. Blackburn, Attorney at Law, PO Box 1273, Goldsboro, NC 27533

Brief description for the Index: _____

THIS DEED made this 31 day of March, 2022, by and between

GRANTOR
Robert W. Boyd, Jr. and wife,
Erika S. Boyd
515 Pasadena Dr.
Lexington, KY 40503

GRANTEE
Phuong Thao Thi Tran and spouse,
Trung Ngoc Dang

Property Address: 1206 E. Ash Street, Goldsboro, NC 27530
Mailing Address: 5301 Pelican Post Court, Raleigh, NC 27604

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 City of _____, _____ Township, _____ Wayne _____ County, North Carolina and more particularly described as follows:

See Attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2300 page 431.
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 1 page 160.

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:

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

By: Robert W. Boyd Jr. (Entity Name) (SEAL)
 Print/Type Name: Robert Wilson Boyd, Jr.

By: Erika S. Boyd (SEAL)
 Print/Type Name & Title: Robert W. Boyd Jr Print/Type Name: Erika Boyd

By: _____ (SEAL)
 Print/Type Name & Title: Erika S. Boyd Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of Kentucky - County or City of Fayette
 I, the undersigned Notary Public of the County or City of Fayette and State aforesaid, certify that Robert Wilson Boyd, Jr. and wife, Erika Boyd personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31 day of March, 2022.

KAYLEE HARRISON
 Notary Public - State at Large
 Kentucky
 My Commission Expires May 10 2025
 Notary ID KYNP29459

My Commission Expires: 5/10/25 (Affix Seal) Kaylee Harrison Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____
 Notary's Printed or Typed Name

EXHIBIT A

LEGAL DESCRIPTION:

COMMENCING at a concrete right of way marker at the southwest intersectional corner of Audubon Avenue and East Ash Street, and runs thence with the southern right of way line of East Ash Street N. 68-00-W. 77.50 ft. to an iron stake, the point of beginning, and runs thence from the said point of beginning S. 22-04-W. 206.10 ft. to an iron stake; thence N. 68-00-W. 76.70 ft. to an iron stake; thence N. 22-04-E. 206.10 ft. to an iron stake in the southern right of way of East Ash Street; thence with said right of way S. 68-00-E. 76.70 ft. to the point of beginning. Being a portion of Lot No. 3 in Block B of "Edgewood", according to a map or plat thereof recorded in Plat Book 1, Page 160, Wayne County Registry.

This conveyance is made subject to restrictions and easements appearing in the chain of title, if any.

PARCEL ID: 0052566

STREET ADDRESS: 1206 E. Ash Street, Goldsboro, NC 27530