

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/31/2019 12:43:19 PM
Fee Amt: \$26.00 Page 1 of 6
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1736 PG 399 - 404

This document was prepared by:
Brandy Ober
The Fidelity Bank, dba Right By You Mortgage
100 S Main St
Fuquay Varina, NC 27526
919-674-3503

Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

LOAN #: 201999801342

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION RIDER

STATE OF NC

COUNTY OF Granville

This Manufactured Home Affidavit of Affixation is made this 26th day of July, 2019 and is incorporated into and shall be deemed to supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower" or "Homeowner") to secure Borrower's Note to The Fidelity Bank d.b.a.Right By You Mortgage, a State Chartered Bank

("Lender").

Borrower and Lender state that it is their intent that the manufactured home be and remain permanently attached to and part of the real property, and that it be regarded as an immovable fixture thereto and not as personal property.

"Homeowner" being duly sworn, on his, her or their oath state(s) as follows:

1. Homeowner owns the manufactured home ("Home") described as follows:

New _____ Used X Year 1994 Length _____ Width _____

Manufacturer/Make Manston Homes, Inc.

Model Name or Model No. Mansion

Serial No. AB87436

Serial No. _____

Serial No. _____

Serial No. _____

HUD Label Number(s) HWC 210888/9

Certificate of Title Number _____

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.



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2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.
3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the consumer manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.
4. The Homeowner is in receipt of manufacturer's recommended maintenance program regarding the carpets and manufacturer's warranties covering the heating/cooling system, hot water heater, range, etc.
5. The Home is or will be located at the following "Property Address":
1190 Little Mountain Rd, Stem

Granville, NC 27581

(Street or Route, City)
(County) (State, Zip Code)

6. The legal description of the Property Address ("Land") is typed below or please see attached legal description.

7. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.

8. The Home is or shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.

The Homeowner has requested that North Carolina title number [certificate of title from DMV] be cancelled by the Department of Motor Vehicles.

9. The Home shall be assessed and taxed as an improvement to the Land. The Homeowner understands that if the Lender does not escrow for these taxes, that the Homeowner will be responsible for payment of such taxes.

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10. The Home is subject to the following security interests (each, a "Security Interest"):

Name of Lienholder	Name of Lienholder
Address:	Address:
Original Principal Amount Secured: \$	Original Principal Amount Secured: \$

11. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:

- (a) All permits required by governmental authorities have been obtained;
- (b) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty;
- (c) If piers are used for the Home, they will be placed where recommended by the Home manufacturer;
- (d) The wheels, axles, towbar or hitch were removed when the Home was placed on the Property Address; and
- (e) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.

12. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.

13. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.

14. The Homeowner hereby initials one of the following choices, as it applies to title to the Home:

- ☐ A. The Home is not covered by a certificate of title. The original manufacturer's certificate of origin, duly endorsed to the Homeowner, is attached to this Affidavit, or previously was recorded in the real property records of the jurisdiction where the Home is to be located.
- ☐ B. The Home is not covered by a certificate of title. After diligent search and inquiry, the Homeowner is unable to produce the original manufacturer's certificate of origin.
- ☐ C. The manufacturer's certificate of origin and/or certificate of title to the Home ☐ shall be ☐ has been eliminated as required by applicable law.
- ☐ D. The Home shall be covered by a certificate of title.

15. This Affidavit is executed by Homeowner pursuant to applicable state law.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.



LOAN #: 201999801342

This Affidavit is executed by Homeowner(s) and Lienholder(s) pursuant to applicable state law and shall be recorded in the real property records in the county in which the real property and manufactured home are located.

Leanne Daniel
LEANNE D. DANIEL

7-26-19 (Seal)
DATE

STATE of NC)
COUNTY of Durham) SS:

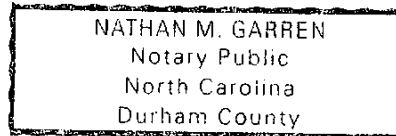
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document: LEANNE D. DANIEL.

Date: July 26th, 2019 (Official Seal)

Nathan M. Garren
Official Signature of Notary

Nathan M. Garren
Notary's printed or typed name, Notary Public

My commission expires: 10/03/2022



ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.



LOAN #: 201899801342

IN WITNESS WHEREOF, Lender, being duly sworn on oath, intends that the Home be and remain Permanently Affixed to the Land and that the Home be an immoveable fixture and not as personal property.

The Fidelity Bank d.b.a.Right By You Mortgage, a State Chartered Bank

Lender

Erin Schlachter

By: Authorized Signature

STATE OF:

COUNTY OF:

North Carolina
Guilford

} 89.

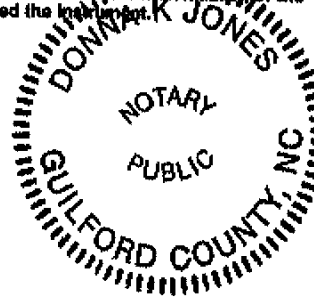
On the 26th day of July in the year 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Erin Schlachter

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Signature

Donna K Jones
Notary Printed Name

Official Seal:



Notary Public; State of
Qualified in the County of
My Commission expires:

7/26/22

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Elle Mae, Inc.

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GMANARDU 1117
GMANARDU (CLB)



EXHIBIT A

BEGINNING AT A POINT IN THE CENTER OF THE OLD MOUNTAIN ROAD, COZART'S CORNER, 65 FEET IN A WESTERLY DIRECTION FROM LEDGE ROCK CREEK, ABOUT ONE MILE FROM THE TOWN OF STEM, AND RUNNING ALONG SAID ROAD N 85 DEG. E 65 FEET TO A STAKE IN SAID LEDGE ROCK CREEK; N 82 3/4 DEG. E 181 FEET TO A STAKE IN SAID ROAD, CORNER OF EDGAR D. TILLEY; THENCE ALONG TILLEY'S LINE N 16 1/4 DEG. W 485 FEET TO AN IRON PIN, IN THE LINE OF EARL LEE DUKE; THENCE ALONG DUKE'S LINE S 8 1/2 DEG. W 886 FEET TO AN IRON PIN, CORNER; THENCE N 86 3/4 DEG. W 356.4 FEET TO A STONE; THENCE S 12 DEG. E 329 FEET TO A STONE, CORNER IN DUKE'S LINE; THENCE S 81 DEG. W 387 FEET TO A POINT IN CENTER OF CREEK OPPOSITE STAKE ON EAST BANK AND POPLAR POINTER, A NEW CORNER; THENCE ALONG COZART'S LINE N 1/2 DEG. E 1,568 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7 ACRES, MORE OR LESS, ACCORDING TO PLAT AND SURVEY OF JOHNNIE C. CURRIN, R.L.S. DATED SEPTEMBER 20, 1963.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT IS AN OUT CONVEYANCE OF TRACT A-1, CONTAINING 8.72 ACRES, MORE OR LESS, TO NANCY SUSAN BRANDSTADTER HEREIN BY DEED RECORDED 09/17/99 IN BOOK 792, PAGE 593, GRANVILLE COUNTY REGISTRY.