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 Fee Amt: \$27.00 Page 1 of 6
 Franklin County North Carolina
 Linda H. Stone Register of Deeds
 BK 1617 PG 871-876

By: Linda S. Marshall,
 Deputy

Return to: Lonnie M. Player, Jr.
 Hutchens, Senter & Britton, P.A.
 Post Office Box 2505
 Fayetteville, NC 28302
 (BOA/Ridgeway)

MVR-46G (Rev. 7/03)

North Carolina Division of Motor Vehicles

Affidavit For Removal Of Manufactured Home From Vehicle Registration Files

VEHICLE SECTION			
Year 1979	Make PENT	Body Style MH	Title Number 000000020231717
Vehicle Identification (Serial) Number FH219922S78		Manufacturer	Model Name
OWNER SECTION			
Owner 1 ID # 13770612	Clarence R. Lewis Full Legal Name of Owner 1 (First, Middle, Last, Suffix) or Company Name		
Owner 1 ID #	Florette L. Lewis Full Legal Name of Owner 2 (First, Middle, Last, Suffix) or Company Name		
Residence Address (Individual) Business Address (Firm) RR 2 Box 345 D			
City and State Franklinton, NC		Zip Code 27525	Tax County Franklin
LIEN SECTION			
FIRST LIEN		SECOND LIEN	
Date of Lien: 8/29/78	Lienholder ID #: 11367882	Date of Lien	Lienholder ID #
Lienholder Name: IBM Raleigh EMPLS FED CR UN		Lienholder Name	
Address: P.O. Box 12238		Address	
City: RTP	State: NC	Zip Code: 27709	City _____ State _____ Zip Code _____
Affidavit of Registered Owner(s)			
I/We, the registered owner(s) of the above described manufactured home, hereby certify that moving hitch, wheels and axles have been removed and that the home has been placed upon a permanent foundation on land owned or leased according to G.S. 20-109.2 by me. The home is now to be considered real property. The deed to the land upon which the home is permanently affixed is described in deed recorded in Franklin County Registry, Book 1192, Page 288 (or legal description is attached to this affidavit).			
I/We request that the North Carolina title number 000000020231717 be cancelled.			
Signature of Registered Owner(s): See attached Order as Exhibit A			
Sworn and subscribed by _____, before me, a Notary Public, this the _____ day of _____, 20____. Further, I, _____, a notary public of the above county and state, hereby certify that _____, personally came before me this day and acknowledged the due execution of this Affidavit.			
Notary Public: _____		My Commission Expires: _____	
Affidavit of Lienholder		Affidavit of the Division of Motor Vehicles	
I/we acknowledge and consent to the application for cancellation of the above described North Carolina title, that the home is now real property and that our lien is hereby released from the manufactured home. Any remaining lien is secured solely by a duly recorded deed of trust on the land, including permanent improvements.		This is to certify that the title for the above mentioned manufactured home has been cancelled with an indication that the home is now real property.	
See attached Order as Exhibit A		Branch Agent	
Name and Signature of Lienholder		Signature: <u>Linda S. Marshall</u>	
		Branch Office Number: 909	
		Date: <u>April 18, 2007</u>	

MICHAEL F. EASLEY
GOVERNOR

State of North Carolina
DEPARTMENT OF TRANSPORTATION
Division of Motor Vehicles
1100 New Bern Avenue, Raleigh, N.C. 27697-0001
(919) 715-7000

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LYNDO TIPPETT
SECRETARY

April 18, 2007

RE: Year : 1979
Make : PENT
Model :
BS : MH
VIN : FH219922S78

This is to certify that the above vehicle was registered with the North Carolina Division of Motor Vehicles in the name of CLARENCE R LEWIS under title number 000000020231717.

As requested, title number 000000020231717 was cancelled on 04/18/2007 because the vehicle was declared real estate. The vehicle should now be registered as real property with the County Register of Deeds.

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NORTH CAROLINA **FILED** IN THE GENERAL COURT OF JUSTICE
FRANKLIN COUNTY 2007 APR -9 A 10: 50 SUPERIOR COURT DIVISION
FILE NO. 06 CVS 759

BANK OF AMERICA NATIONAL ASSOCIATION S.C.

Association

BY _____ Plaintiff,

vs.

EUGENE R. RIDGEWAY, JR.;
CHRISTINE RIDGEWAY; KEVIN R.
LEWIS, Heir and Administrator of the
Estate of CLARENCE R. LEWIS a/k/a
CLARENCE ROYCE LEWIS; LOIS
VON CANNON, Heir of CLARENCE
R. LEWIS a/k/a CLARENCE ROYCE
LEWIS; PAT WHALEN, Heir of
CLARENCE R. LEWIS a/k/a
CLARENCE ROYCE LEWIS;
MICHAEL J. TADYCH, Guardian Ad
Litem for the UNKNOWN HEIRS OF
FLORETTE L. LEWIS; COASTAL
FEDERAL CREDIT UNION f/k/a IBM
RALEIGH EMPLOYEES FEDERAL
CREDIT UNION; and the NORTH
CAROLINA DEPARTMENT OF
TRANSPORTATION, DIVISION OF
MOTOR VEHICLES

Defendants.

JUDGMENT



THIS CAUSE coming on to be heard, and being heard, before the undersigned Judge of Superior Court, during the April 9, 2007 Civil Session of Superior Court for Franklin County, North Carolina, upon Motion of Plaintiff for Summary Judgment pursuant to North Carolina Rule of Civil Procedure 56 for the reason that there exists no genuine issue of material fact in this action;

AND IT APPEARING to the Court that Defendants Eugene R. Ridgeway, Jr.; Christine Ridgeway; Kevin R. Lewis, Heir and Administrator of the Estate of Clarence R. Lewis A/K/A Clarence Royce Lewis; Lois Von Cannon, Heir of Clarence R. Lewis a/k/a

Clarence Royce Lewis; Pat Whalen, Heir of Clarence R. Lewis a/k/a Clarence Royce Lewis; Michael J. Tadych, Guardian Ad Litem for the Unknown Heirs Of Florette L. Lewis; Coastal Federal Credit Union f/k/a Ibm Raleigh Employees Federal Credit Union; and the North Carolina Department Of Transportation, Division Of Motor Vehicles were properly served with the Summons and Complaint in this action;

IT FURTHER APPEARING that Defendants Eugene R. Ridgeway, Jr.; Christine Ridgeway; Kevin R. Lewis, Heir and Administrator of the Estate of Clarence R. Lewis A/K/A Clarence Royce Lewis; Lois Von Cannon, Heir of Clarence R. Lewis a/k/a Clarence Royce Lewis; Pat Whalen, Heir of Clarence R. Lewis a/k/a Clarence Royce Lewis failed to answer or otherwise appear in this action, that the time for answering or otherwise responding has expired, and that Entry of Default was properly entered against Defendants Kevin R. Lewis, Heir and Administrator of the Estate of Clarence R. Lewis A/K/A Clarence Royce Lewis; Lois Von Cannon, Heir of Clarence R. Lewis a/k/a Clarence Royce Lewis; Pat Whalen, Heir of Clarence R. Lewis a/k/a Clarence Royce Lewis on October 2, 2006; and against Defendants Eugene R. Ridgeway, Jr.; Christine Ridgeway on October 19, 2006;

AND IT FURTHER APPEARING to the Court that the lien in favor of Defendant Coastal Credit has been satisfied in full;

AND IT FURTHER APPEARING to the Court that the North Carolina Department of Transportation, Division of Motor Vehicles filed an Answer to Plaintiff's Complaint stipulating that Defendant NCDMV "has no vested interest in the outcome of this case", "does not intend to further appear or defend this matter", and stating that

Defendant NCDMV is, "ready, willing and able to abide by any lawful Order entered by the Court in this matter."

AND IT FURTHER APPEARING to the Court that the property at issue in this action is that real property located at 1311 Mays Crossroads, Franklinton, North Carolina 27525 and more specifically described as:

BEGINNING at an iron pin in the centerline of Franklin County S.R. 1105, said iron pin being directly over a concrete pipe culvert which goes underneath said road, said iron pin also being the northwestern corner of a 15.68 acre tract conveyed to John R. Hill, Jr., and wife, Cora F. Hill by Deed recorded in Book 714, Page 53, a plat of which is recorded in Book of Maps 13, Page 61, Franklin County Registry; thence along the centerline of S.R. 1105 S. 27 deg. 16.5' W. 310.00 ft. to an iron pin in the centerline of S.R. 1105; thence along a new line of John R. Hill, Jr., S. 88 deg. 15' E. 418.12 ft. to an iron pipe; thence N. 1 deg. 41' E. 191.80 ft. to an iron pipe in land presently owned by Charles Davis and C.B. Sturges; thence along the line of Davis and Sturges N. 71 deg. 04' W. 297.60 ft. to the BEGINNING, and containing 1.97 acres according to a survey by James G. Murphy, dated 19 February 1977.

and that personal property being more fully described as a manufactured home having Vehicle Identification Number FH219922S78 which is currently titled with Defendant NCDMV in the name of Decedents Clarence Lewis and Florette Lewis but was intended to be transferred to Defendant Eugene R. Ridgeway, Jr. upon closing;

AND IT FURTHER APPEARING to the Court that the material averments in Plaintiff's Complaint are true, that there exists in this action no genuine issue of material fact and that Plaintiff is entitled to the relief sought in its Motion for Summary Judgment;

IT IS NOW THEREFORE ORDERED, ADJUDGED AND DECREED that Summary Judgment is entered in favor of Plaintiff pursuant to North Carolina Rule of Civil Procedure 56;

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that an equitable ownership of the manufactured home at issue be granted in favor of Plaintiff, Bank of America, N.A., a National Association;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the lien in favor of Defendant Coastal Credit be removed from the face of the Certificate of Title;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the North Carolina Department of Motor Vehicles retire the Certificate of Title for the manufactured home having Vehicle Identification Number FH219922S78 currently titled in the name of Decedents Clarence Lewis and Florette Lewis; in order to effectuate its conversion to real property retroactive to October 26, 2000 within fifteen (15) days of the date of this Order;

SO ORDERED, this the 9th day of April, 2007.


SUPERIOR COURT JUDGE PRESIDING

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