

Prepared by and Mail to: William W. Browning, Atty (25-126) 120 E. Main St. Durham, NC 27701

NORTH CAROLINA
COUNTY OF DURHAM

Declaration of Intent
to Affix the Manufactured Home
to Real Property
(pursuant to N.C.G.S. 47-20.7)

The undersigned Owners hereby certify and declare as follows:

1. We are the owners of that certain manufactured home (Home) described as follows:

Manufacturer - Make	1994 Cust
Year / Model or Series	Palm Harbor/Villa Park
Vehicle Title Number	000001332150098
Serial Number	VPNC8323
Manufacturer's Certificate of Origin #	

2. Said home has been or will be placed upon Real Property, which is owned by Owners pursuant to deed recorded in Book 1252, Page 471, Franklin County Registry, more particularly described as follows (including tax parcel or map identification):

LYING on the northeastern side of Pineview Drive at the end of a cul-de-sac, containing 3.09 acres, more or less, and being all of Lot 38 of NORTH POINTE, Phase IV, as per plat and survey thereof now on file in Plat Record File 3, Slide 90-219 in the Office of the Register of Deeds of Franklin County, to which plat reference is hereby expressly made for a more particular description of same.
This property has street address 113 Pineview Drive.

3. It is Owners' express intention that the Home be considered and treated as Real Property for all purposes, and that any conveyances of or encumbrances upon the Real Property shall include the Home as a permanent improvement thereto.
4. Either:
- ____ (a) the Home has never been titled by the North Carolina Department of Transportation, Division of Motor Vehicles and the original Manufacturer's Certificate of Origin (____) is or (____) is not attached, or
- ___X___ (b) the title has been surrendered and canceled by said Division of Motor Vehicles.

© North Carolina Land Title Association (5-4-02)
Notarial Certificate Revised 10-1-2006 (Chicago Title Insurance Company)

5. The Home has been or will hereafter be listed, assessed and taxed as real property for ad valorem taxes in the above County in which the Real Property is located. (N.C.G.S. 105-273(13)) All personal property taxes for the Home for years prior to the above have been paid in full pursuant to N.C.G.S. 105-355 and -356.
6. Any remaining lien is secured solely by a duly recorded deed of trust on the land, including permanent improvements. Any lien on the manufactured home shall be perfected and have priority in the manner provided for a lien on real property.

Owners covenant that this Declaration may be relied upon by lenders, purchasers, attorneys certifying title to said property, Title Insurance companies insuring title to said Real Property (including the home as a permanent improvement) and others dealing with said Owners, their successors and assigns unless and until an instrument severing the improvement is recorded in the aforesaid Registry.

IN WITNESS WHEREOF, the undersigned have set their hand(s) and seal(s), this the 20th day of June, 2025.

Anthony Lee Shelton, Sr. (SEAL)

State of North Carolina

County of Wake

Signed and sworn to (or affirmed) before me this day by Anthony Lee Shelton, Sr., and I certify that each of the aforesaid person(s) personally appeared before me this day acknowledging to me that he or she signed the foregoing document.

Date: June 29, 2025

(Official Notarial Seal)



James S. Warren, Notary Public

My commission expires: 10-3-2025