

NORTH CAROLINA GENERAL WARRANTY DEED

NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Excise Tax:	\$1080.00
Parcel ID:	0684762116, 0684763263 and 0684763939
Mail/Box to:	Grantee
Prepared by:	Pope & Pope, Attorneys at Law, P.A., PO Box 790, Angier, NC 27501 (File No. 25.156)
Brief description for the Index:	Lots 3, 4 and 5R BM 2025, Page 621

THIS GENERAL WARRANTY DEED ("Deed") is made on the ____ day of April, 2025, by and between:

GRANTOR	GRANTEE
Edward V. Currin, unmarried c/o 529 Chisenhall Road Angier, NC 27501	Cherilyn Perna Revocable Trust dated January 26, 2010, as amended and restated on February 4, 2019 6080 Tarpon Estates Blvd. Cape Coral, FL 33914

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, Middle Creek Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 3, Lot 4 and Lot 5R as shown on that plat entitled, "Recombination Survey for Edward Vance Currin" recorded in Book of Maps 2025, Page 621, Wake County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3509 page 810.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2025 page 621.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2025 Wake County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

*Edward V. Currin by
Mary Currin Johnson, his
Attorney-in-Fact*
Name: Edward V. Currin
By: Mary Currin Johnson, his Attorney-in-Fact

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sheila S. Pope, a Notary Public for the County and State aforesaid, do hereby certify that Mary Currin Johnson, Attorney-in-fact for Edward V. Currin, personally appeared before me this day and being by me duly sworn, says that Mary Currin Johnson executed the foregoing and annexed instrument for and in behalf of the said Edward V. Currin and that Mary Currin Johnson has authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, Wake County, North Carolina, on the 2nd day of May, 2024, and recorded in Deed Book 19601, Pages 2062-2068, Wake County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Mary Currin Johnson, Attorney in Fact for Principal, Edward V. Currin, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Edward V. Currin.

Witness my hand and official seal/stamp, this the 14th day of April, 2025.

(Seal/Stamp)

Sheila S. Pope
NOTARY PUBLIC

My Commission Expires: 4/23/2025

