Excise Tax $220.00	Recording Time, Book and Page

WBS ELEMENT: 33831.2.4 ROUTE: SR 1001

COUNTY: Wilkes TIP/PARCEL NUMBER: B-4676A 015

TAX PARCEL: 3868-70-3058

Mail after recording to TELICS Right of Way Services
2540 Mill Street, Winterville, NC 28590

This instrument was prepared by Christopher Steele

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of May 20 25 by and between

GRANTOR	GRANTEE
James Curtis Smithey, unmarried 285 South Oakwoods Trace Wilkesboro, NC 28697	DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina 1546 Mail Service Center Raleigh, NC 27611

Enter in appropriate block for each party: name, 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 in the amount of $ 110,000.00 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 or parcel of land situated in the City of Wilkesboro, Wilkesboro Township, Wilkes County, North Carolina and more particularly described as follows:

BEING all of 2.7 acres, and being more particularly described in that plat recorded in Map Book 12, Page 122, Wilkes County Registry, which description is incorporated by reference herein.

COUNTY: Wilkes **WBS ELEMENT:** 33831.2.4 **TIP/PARCEL NO.:** B-4676A 015

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1305 Page 0058, Wilkes County Registry.

A map showing the above described property is recorded in Plat Book 12 page 122.

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.

This deed is subject to the following provisions only: None

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the Current year.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

_____ (SEAL)
James Curtis Smithey

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

BRIDGET WOLFE NOTARY PUBLIC WILKES COUNTY, NC (Official Seal)	North Carolina, Wilkes County I, Bridget Wolfe, a Notary Public for Wilkes County, North Carolina, do hereby certify that James Curtis Smithey personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 6th day of MAY, 20 25. _____ Notary Public My commission expires: 3-19-2029