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20-00740 3914-96-6401 DT

FILED ELECTRONICALLY
WILKES COUNTY NC
MISTY M. SMITHEY
REGISTER OF DEEDS

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EXCISE TAX	$1,438.00

@ 719,000

Excise Tax: $1,438
Pin #: 2000740

Recording Time, Book & Page
File Number: 17835.001 RB

State of North Carolina

WARRANTY DEED

County of Wilkes

This Deed, made this 16th day of January 2025, by and between

Trust Agreement of Rocco R. Crudele and Madeline R. Crudele
Rocco R. Crudele, TTEE, U/T/D June 11, 2002
919 John Cressler Drive, Seffner, FL 33584
(hereinafter called "Grantor")

and

Walcarly, LLC.
A North Carolina Limited Liability Company
c/o Angela Bailey
153 Holly Berry Lane
St. Johns, FL 32259
(hereinafter called "Grantee")

223877

WITNESSETH

Prepared by: Deal, Moseley, di Santi, Garrett & Martin, LLP
P O Box 311, 870 W. King Street, Suite B
Boone, NC 28607

Submitted electronically by "Deal, Moseley, di Santi, Garrett & Martin, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Wilkes County. NCGS 47-14(a1)(5).

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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.

Grantor(s) FOR VALUABLE CONSIDERATION paid by Grantee(s), the receipt of all of which is hereby acknowledged, have, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents Grantor (s) does grant, bargain, sell and convey unto the said Grantee(s), their heirs, successors and assigns, in fee simple all that certain tract(s) or parcel(s) of land lying and being in **Union** Township, **Wilkes** County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Certification of Trust for Grantor attached in Exhibit B and incorporated herein by reference.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 1404 at Page 219, Wilkes County Public Registry.

To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever, other than the following exceptions:

1. Wilkes County Ad Valorem Property Taxes;
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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Pursuant to N.C.G.S.105-317.2, all or a portion herein conveyed does not include the primary residence of a Grantor.

IN TESTIMONY WHEREOF, the said 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.

Rocco R. Crudele (SEAL)
Rocco R. Crudele, Trustee

STATE OF Florida

COUNTY OF Hillsborough

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 for the purpose stated therein and in the capacity indicated: Trust Agreement of Rocco R. Crudele and Madeline R. Crudele Rocco R. Crudele, TTEE, U/T/D June 11, 2002

Witness my hand and official seal this 16th day of January 2025

Notary Public

My commission expires:
July 20, 2026

VISVASBHAI PATEL
MY COMMISSION # HH 290066
EXPIRES: July 20, 2026

https://dealmoseley.sharepoint.com/sites/dmclients/shared documents/bailey, shane/re/140 acres/deed package with cert of trust.doc

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EXHIBIT A

A certain tract or parcel of land lying in Union Township, adjoining the land of W.H. McElwee and others on the north, James Dull and W.H. McElwee and others on the east, the Osborne heirs and Richard Johnson on the west; and W.H. McElwee and others on the south. Being the Rex Q. Pass and wife, Betty S. Pass land consisting of 140.703 acres. Being the same property recorded in Deed Book 472, page 208, more particularly described as follows:

Beginning at the mouth of a branch on Darnell Creek at the corner of the Richard Johnson land running south 66 deg. 55' 29" west 397.69 feet to an iron pipe on the north bank of a branch; thence south 2 deg. 48' 10" west 121.59 feet to pine stump; thence south 0 deg. 59' 01" west 546.00 feet to a stake; thence south 17 deg. 15' 10" east 452.46 feet to an iron pipe; thence south 2 deg. 54' 42" west 281.36 feet to a point in a branch; thence north 77 deg. 25' 36" east 185.16 feet to a point in said branch; thence south 72 deg. 40' 37" east 202.84 feet to a point in said branch; thence south 56 deg. 05' 50" east 224.05 feet to a point in said branch; thence south 79 deg. 38' 00" east 289.01 feet to a flagged stump on south bank of said branch; thence south 3 deg. 34' 50" west 1,351.90 feet to an iron pipe in a chestnut stump; thence south 74 deg. 08' 50" east 99.85 feet to a stake; thence south 83 deg. 57' 49" east 226.14 feet to an iron pipe at 3 sourwoods; thence north 50 deg. 33' 54" east 291.80 feet to a stake; thence north 18 deg. 35' 43" east 578.51 feet to a stake; thence north 49 deg. 15' 33" east 169.18 feet to a stake; thence north 26 deg. 59' 10" east 339.40 feet to a stake; thence north 10 deg. 07' 16" east 236.96 feet to a stake; thence north 26 deg. 36' 50" east 526.70 feet to an oak stump; thence north 41 deg. 36' 43" east 269.25 feet to an iron pipe; thence north 34 deg. 35' 25" west 732.68 feet to an iron stake at the forks of the branches; thence north 48 deg. 48' 56" east 561.87 feet to an iron pipe on the north bank of the branch; thence north 51 deg. 13' 03" east 528.30 feet to an iron pipe; thence north 3 deg. 29' 59" east 439.70 feet to an iron pipe in an oak stump; thence north 86 deg. 37' 55" west 1,659.54 feet to a 10 inch dead pine tree; thence south 1 deg. 17' 41" west 559.70 feet to an iron pipe; thence north 58 deg. 23' 17" west 1,049.84 feet to an iron pipe in pine stump; thence north 85 deg. 36' west 210.88 feet to an iron pipe on the east bank of Darnell Creek; thence south 0 deg. 39' 32" west 238.47 feet to a point in Darnell Creek; thence south 34 deg. 31' 03" east 639.78 feet to the point of beginning.

- Has road frontage

(137.87 ac) since 2004

The above described property is located on the east and west side of Public Road #1569 and is further located approximately three miles northwest of the intersection of Public Roads #1569 and #1567.

EXCEPTIONS

(1) Boundary overlaps with neighboring property to west and south shown as Tracts 1, 2 and 3 on survey map of Ronald C. Edwards dated 7-17-81 attached and incorporated herein by reference as "Exhibit C"; Tract 1 being 9.816 acres, Tract 2 being 8.889 acres, Tract 3 being 2.294 acres as shown and as to which tracts no warranties are made.

(2) Timber Deed by and between Rex Q. Pass and wife, Betty S. Pass and Gene Edwards dated 3-1-88 recorded inBook 659, page 355, Wilkes County Registry, a copy of which is attached as "Exhibit B" and incorporated herein by reference.

(3) All easements and rights of way of record, including but not limited to easement of Grantor or Gene Edwards to cut timber.

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EXHIBIT B

STATE OF NORTH CAROLINA

COUNTY OF WILKES

CERTIFICATION OF TRUST
(N.C. Gen. Stat. §36C-10-1013)

This Certification of Trust is made pursuant to the authority of N.C. Gen. Stat. §36C-10-1013, and pursuant to the provisions thereof, the undersigned Trustee certifies as follows:

1. Existence and Date of Trust. The name of the Trust and date it was executed is:

Trust Agreement of Rocco R. Crudele and Madeline R. Crudele U/T/D June 11, 2002

The trust has not been revoked, modified or amended in any manner to cause the representations contained in this Certification of Trust to be incorrect.

2. Settlor(s). The identity of the settlors of the trust is/are:

Rocco R. Crudele and Madeline R. Crudele

3. Trustee(s). The identity and address of the currently acting Trustee(s) are:

Name: **Rocco R. Crudele**
Address: **919 John Cressler Drive, Seffner, FL 33584**

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[___] All co-trustees are required to sign or authenticate for the Trust and to exercise the powers of the Trustees.

[___] Each individual co-trustee is independently authorized to sign or authenticate for the Trust and to exercise the powers of the Trustees.
[Trustee to check which applies]

4. Powers. The powers of the trustee(s) are, among other powers, the power to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title to, and own trust property, including real property, except as limited by the following (if none, so indicate): NONE

5. Power to Revoke. The trust is [X] revocable [ ] irrevocable and the identity and address of the persons holding the power to revoke the trust are:

Rocco R. Crudele

6. Federal Tax Payer ID. The trust tax payer identification number is undisclosed for security purposes.

7. Legal Title. The manner of taking title to trust property is:

Trust Agreement of Rocco R. Crudele and Madeline R. Crudele Rocco R. Crudele, TTEE, U/T/D June 11, 2002

Certified this, 16 day of JANUARY 2025, pursuant to N.C. Gen. Stat. §36C-10-1013.

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Rocco R. Crudele, Trustee

STATE OF Florida

COUNTY OF Hillsborough

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 for the purpose stated therein and in the capacity indicated: **Trust Agreement of Rocco R. Crudele and Madeline R. Crudele Rocco R. Crudele, TTEE, U/T/D June 11, 2002**

Date: January 16th, 2025

Notary

My Commission expires: July 20, 2026

VISVASBHAI PATEL
MY COMMISSION # HH 290066
EXPIRES: July 20, 2026

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