

2023016555 00118

FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
05/18/2023 03:35:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3754
PG: 2846 - 2848

**DECLARATION OF INTENT
TO AFFIX THE MANUFACTURED HOME
TO REAL PROPERTY
(pursuant to N.C.G.S. 47-20.7)**

**Prepared by:
Richard L. Cox, Attorney
113 Worth Street
Asheboro, NC 27203**

NORTH CAROLINA

COUNTY OF FORSYTH

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: **B/S**
Year/Model or Series:
Serial Number: **239114AB**

2. Said home has been or will be placed upon Real Property, which is owned by Owners pursuant to deed recorded in Book **3747** Page **1859**, Forsyth County Registry, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference

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 (____X____) is not attached, or

____ (b) the title has been surrendered and canceled by said Division of Motor Vehicles.
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 12th day of May, 2023.

O & G HOMES, LLC

German Olivo Garcia (SEAL)
GERMAN OLIVIO GARCIA, MEMBER/MANAGER

State of NORTH CAROLINA - County or City of RANDOLPH

I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that German Olivo Garcia personally came before me this day and acknowledged that he is the Member/Manager of O & G Homes, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 12th day of **MAY 2023**.

My Commission Expires: **April 1, 2028**

(Affix Seal)

Lisa Willenborg
Lisa Willenborg Notary Public
Notary's Printed or Typed Name

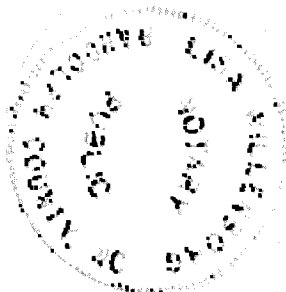


EXHIBIT "A"

Daniel Fulk
 Winston-Salem Township, Forsyth County, North Carolina
 110 Royal Oaks Drive, Winston-Salem, NC 27107

BEGINNING at a point in the center of the right of way of Royal Oaks Drive, a private street, at the northern corner of Donald and Patricia Sunday (see Deed recorded in Book 2150 at Page 2147); running thence South 13-25-28 West 25.02 feet to an iron in the south right of way line of Royal Oaks Drive; running thence South 24-01-24 West 155.04 feet to an iron; running thence South 01-44-58 East 108.95 feet to an iron in the north line of Fellowship Baptist Church (see deed recorded in Book 854 at Page 131); running thence with the north line of said church property North 86-24-49 West, crossing an iron at 139.84 feet, a total distance of 306.77 feet to an iron; running thence North 08-36-20 West 220.15 feet to an iron; running thence North 81-40-30 East, crossing an iron at 160.18 feet, a total distance of 315.53 feet to a point in the center line of the right of way of Royal Oaks Drive; and running thence in a curve to the right a chord course and distance of South 85-14-38 East 92.83 feet to the **BEGINNING**. Containing 2.004 acres; more or less, according to a survey made by David Bradley Coe, PLS, on 8-27-2002. Being informally known as Lots 202 and 203 as shown on the Forsyth County Maps as presently constituted.

The above described lot is subject, to and has mutual use of a 50' private right of way for ingress, egress, regress, and utilities, the center of which is described as follows:

BEGINNING at a point in the north right of way for Teague Road (SR 2705), said point being located South 67-45-56 West 28.63 feet from an existing iron pipe, the southwest corner of Dennis C. Richardson (Deed Book 1861, Page 324); thence North 16-54-50 West 185.57 to a point; thence on a curve to the left, said curve having a radius of 239.34 feet, a chord bearing and distance of North 57-37-10 West 300 feet to a point; thence South 81-40-29 West 155.34 feet to the terminus, said right of way extending 25 feet on each side of the above described centerline.