

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel ID Number: 0048422 and 0120762

Verified by _____ County on the ____ day of _____, 20__

By: _____

This instrument was prepared by: **Bagwell Holt Smith P.A. (without title examination)**

Grantee's address (return to): 2120 Baldwin Ave., Suite 200, Crofton, MD 21114-2870

THIS DEED is made this 19th day of SEPTEMBER, 2025, by and between

GRANTOR	GRANTEE
Benny Lawrence Moody and spouse, Connie Moody 1715 Rolesville Road Wake Forest, NC 27587	Caruso Builder Preserve at Moody Farm LLC, a North Carolina limited liability company
Shelton Allen Moody and spouse, Teresa Montague Moody 5425 Amazon Trail Wake Forest, NC 27587	c/o Caruso Homes, Inc. Attn: Jeffrey Caruso, CEO 2120 Baldwin Ave., Suite 200 Crofton, MD 21114-2870
Jeffrey Lynn Moody and spouse, Cynthia Tilley Moody 7512 Sutcliffe Drive Raleigh, NC 27613	

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in the **Wake County, North Carolina**, and more particularly described as follows (the "**Property**"):

Submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the Property does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, together with any and all improvements, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, in fee simple.

Grantor makes no warranty, express or implied, as to the title to the Property hereinabove described.

IN WITNESS WHEREOF, Grantor has duly executed the foregoing as of the day and year first above written.

Benny Lawrence Moody
Benny Lawrence Moody

Connie Moody
Connie Moody

STATE OF NC

COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **Benny Lawrence Moody**.

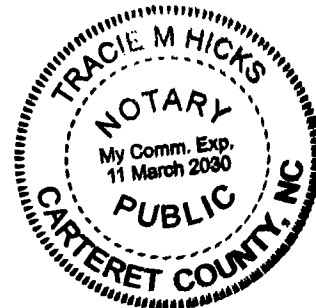
Tracie M. Hicks
Official Signature of Notary Public

Tracie M. Hicks
Notary's Printed or Typed Name, Notary Public

My commission expires: 03-11-2030

Date: 9-16-2025

(Official Seal)



STATE OF NC

COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **Connie Moody**.

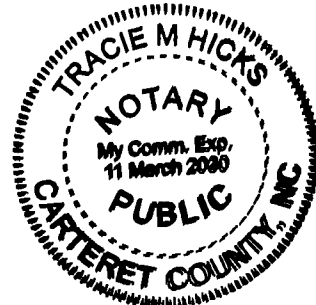
Tracie M. Hicks
Official Signature of Notary Public

Tracie M. Hicks
Notary's Printed or Typed Name, Notary Public

My commission expires: 03-11-2030

Date: 9-16-2025

(Official Seal)



Shelton Allen Moody
Shelton Allen Moody

Teresa Montague Moody
Teresa Montague Moody

STATE OF NC

COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **Shelton Allen Moody**.

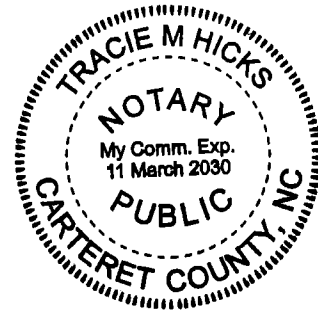
Tracie M. Hicks
Official Signature of Notary Public

Tracie M. Hicks
Notary's Printed or Typed Name, Notary Public

My commission expires: 03-11-2030

Date: 9-16-2025

(Official Seal)



STATE OF NC

COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **Teresa Montague Moody**.

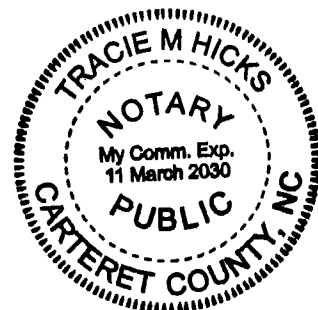
Tracie M. Hicks
Official Signature of Notary Public

Tracie M. Hicks
Notary's Printed or Typed Name, Notary Public

My commission expires: 03-11-2030

Date: 9-16-2025

(Official Seal)



Jeffrey Lynn Moody
Jeffrey Lynn Moody

Cynthia Tilley Moody
Cynthia Tilley Moody

STATE OF NC

COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **Jeffrey Lynn Moody**.

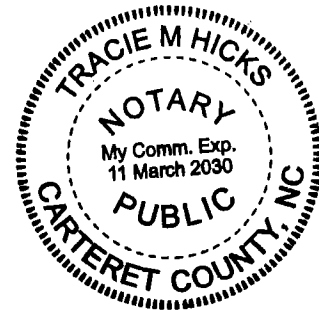
Tracie M. Hicks
Official Signature of Notary Public

Tracie M. Hicks
Notary's Printed or Typed Name, Notary Public

My commission expires: 03-11-2030

Date: 9-16-2025

(Official Seal)



STATE OF NC

COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **Cynthia Tilley Moody**.

Tracie M. Hicks
Official Signature of Notary Public

Tracie M. Hicks
Notary's Printed or Typed Name, Notary Public

My commission expires: 03-11-2030

Date: 9-16-2025

(Official Seal)

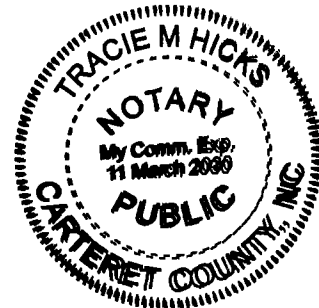


EXHIBIT A

BEGINNING AT AN EXISTING IRON PIPE IN THE NORTHWEST CORNER OF BENNY LAWRENCE, JEFFERY LYNN & SHELTON ALLEN MOODY'S PROPERTY, SAID PIPE BEING SOUTH 68° 31' 25" EAST 29,175.56 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83-1986) OF N = 789,627.371, E = 2,134,362.972, THENCE FROM SAID BEGINNING POINT SOUTH 78° 45' 09" EAST 591.43 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 12° 11' 56" WEST 173.83 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 85° 30' 25" EAST 300.03 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 12° 33' 23" EAST 139.20 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 78° 50' 46" EAST 632.01 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 10° 44' 39" WEST 179.61 FEET TO A NEW IRON PIPE; THENCE SOUTH 82° 45' 53" EAST 240.65 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 82° 47' 31" EAST 218.26 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 78° 55' 25" EAST 295.38 FEET TO A POINT IN THE CENTERLINE OF ROLESVILLE ROAD; THENCE ALONG THE CENTERLINE SOUTH 13° 14' 13" WEST 30.80 FEET TO A POINT; THENCE SOUTH 13° 11' 52" WEST 75.23 FEET TO A POINT; THENCE SOUTH 12° 45' 00" WEST 105.78 FEET TO A POINT; THENCE SOUTH 12° 20' 07" WEST 102.35 FEET TO A POINT; THENCE SOUTH 11° 47' 14" WEST 73.35 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF ROLESVILLE ROAD ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY SOUTH 88° 05' 26" WEST 1831.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 47° 16' 10" WEST 515.62 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 02° 53' 11" WEST 246.17 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 24° 05' 29" EAST 371.97 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 29° 16' 51" WEST 103.15 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1,533,471 SQ. FT., 35.204 ACRES MORE OR LESS.