

This instrument prepared by, Arnette Law Offices, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Granville County, NC Tax Collector upon disbursement of closing proceedings.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/1/2018 3:28:56 PM
Fee Amt: \$826.00 Page 1 of 2
Revenue Tax: \$800.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1688 PG 711 - 712

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 800

Parcel Identifier No. 181400844090 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609

Brief description for the Index: Lot 23 Grissom Woods

THIS DEED made this 30 day of April, 2018, by and between

GRANTOR	GRANTEE
Ricardo Castro Salazar, Jr. and spouse, Wendy Lynn Salazar	Matthew David Lamp and wife, Amy Elizabeth Lamp 1078 Anjanette Lane Creedmoor, NC 27522

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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, parcel of land or condominium unit situated in the City of Creedmoor, _____ Township, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 23 of Grissom Woods Subdivision as shown on plat recorded in Plat Book 30, Page 189, Granville County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1409 page 69.

All or a portion of the property herein conveyed ☒ includes or _____ does not include the primary residence of a Grantor.

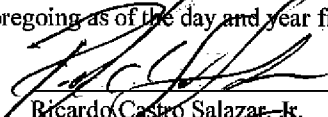
A map showing the above described property is recorded in Plat Book 30 page 189.

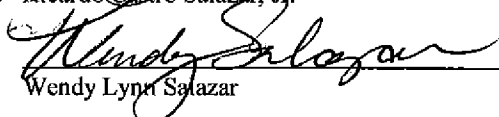
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

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

 (SEAL)
Ricardo Castro Salazar, Jr.

 (SEAL)
Wendy Lynn Salazar

____ (SEAL)



(Affix Notary Seal)

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Ricardo Castro Salazar, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of April, 2018.



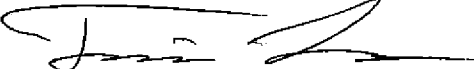
Notary Public
Travis Lovece
Notary's Printed or Typed Name

My Commission Expires: 6/10/2018



(Affix Notary Seal)

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Wendy Lynn Salazar personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of April, 2018.



Notary Public
Travis Lovece
Notary's Printed or Typed Name

My Commission Expires: 6/10/2018