

This certifies that there are no delinquent ad valorem, Taxes, or other taxes which the Granville County Tax Collector is charged with collecting, that are a lien on:

Parcel identification number: 180603429979
This is not a certification that Granville County Parcel Identification Number Matchecs this deed Description.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/29/2022 10:51:04 AM
Fee Amt: \$816.00 Page 1 of 2
Revenue Tax: \$790.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1918 PG 589 - 590

This instrument prepared by, Midtown Property Law, 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.

Kathy M. Taylor 08/29/2022
Tax Collector, Staff Signature Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 790.00

Parcel Identifier No. 180603429979 Verified by _____ County on the ____ day of _____, 20____ By: _____

Mail/Box to: GRANTEE
This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609
Brief description for the Index: Lot 45

THIS DEED made this 26th day of August, 2022, by and between

GRANTOR	GRANTEE
Victor E. Mazza and Amber N. Mazza , a married couple 428 E Main St Searsport, ME 04974	Matthew Raymond Wendt and Kayla Nicole Wendt , a married couple 2728 Spring Valley Drive Creedmoor, NC 27522

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, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 45, Amberleaf Subdivision, Phase 2, per plat and survey thereof recorded in Plat Book 49, Page 10, Granville County Registry, to which plat reference is hereby made for a more particular description of same.

Parcel ID: 180603429979
Address: 2728 Spring Valley Drive, Creedmoor, NC 27522

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1792 page 884-885.

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 49 page 10.

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.

Submitted electronically by "Midtown Property Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

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:

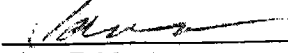
- 1. Ad valorem taxes for the current year and subsequent years.
- 2. Easements, restrictions and other matters of record affecting title to the subject property.

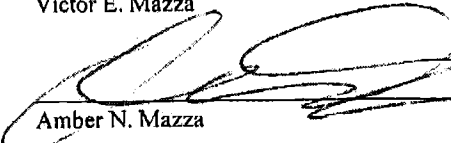
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

 (SEAL)
Victor E. Mazza

 (SEAL)
Amber N. Mazza

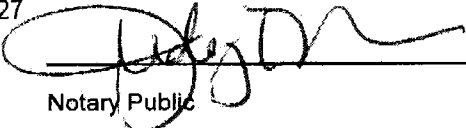
State of Maine - County or City of Waldo

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Victor E. Mazza 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 26 day of August, 2022.

Judy Drab, Notary Public
State of Maine
Expires March 09, 2027

My Commission Expires: 03/09/2027

(Affix Notary Seal)


Notary Public

Judy Drab
Notary's Printed or Typed Name

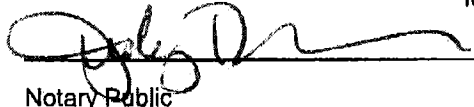
State of Maine - County or City of Waldo

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Amber N. Mazza 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 26 day of August, 2022.

Judy Drab, Notary Public
State of Maine
Expires March 09, 2027

My Commission Expires: 03/09/2027

(Affix Notary Seal)


Notary Public

Judy Drab
Notary's Printed or Typed Name