

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: 8/8/2022 2:01:21 PM
Fee Amt: \$1,056.00 Page 1 of 2
Revenue Tax: \$1,030.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1915 PG 626 - 627

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1030

Parcel Identifier No. 181400927038 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 3131 Rdu Center Drive, Suite 120, Morrisville, NC 27560

Brief description for the Index: Lot 32, Chesleigh, Ph. 2

THIS DEED made this 5th day of August, 2022, by and between

GRANTOR

Craig S. Hall and spouse,
Kathleen K. Hall
310 Hannah Lane
Youngsville, NC 27596

GRANTEE

Joseph Michael Tubiolo and spouse,
Violeta Pena-Tubiolo
1046 Lawrence Road
Wake Forest, NC 27587

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 or near the City/Town of Wake Forest, _____ Township, Granville County, North Carolina and more particularly described as follows:

BEING all of Lot 32, Chesleigh, Phase 2, as shown on that plat recorded in Plat Book 36, at Page 40, Granville County Registry, reference to which is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1588, Page 811.

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

A map showing the above-described property is recorded in Plat Book 36, Page 40.

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.

Craig S. Hall (SEAL)
Craig S. Hall

Kathleen K. Hall (SEAL)
Kathleen K. Hall

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 Craig S. Hall and Kathleen K. Hall 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 5 day of August, 2022.

Alkelia M Martinez
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires June 25, 2024

Alkelia M Martinez
Notary Public
Alkelia M Martinez
Notary's Printed or Typed Name

(Affix Notary Seal) My Commission Expires June 25, 2024