

WAKE COUNTY, NC 9
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/08/2023 10:02:52

BOOK:019354 PAGE:01613 - 01616

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$0

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No. **1851039337 (REID: 0444229)**

Mail after recording to: Grantee

This instrument was prepared by: The Law Office of Amy M. Privette, PLLC (without title examination or tax advice)

BRIEF LEGAL: LO492 Traditions PH2D

THIS DEED made this 23rd day of May 2023 by and between

GRANTOR

Timothy D. Eisel, Trustee of the Timothy D. Eisel Revocable Living Trust
dated May 25, 2021 (an undivided 50% interest)

AND

Timothy D. Eisel, Trustee of the Malissa M. Eisel Revocable Living Trust
dated May 25, 2021 (an undivided 50% interest)

GRANTEE

Timothy D. Eisel, Trustee of the Timothy D. Eisel Revocable Living Trust
dated May 25, 2021 (an undivided 50% interest)

AND

Timothy D. Eisel, widower (an undivided 50% interest)

Property and Mailing Address: 709 Hydrangea Field Court, Wake Forest, NC 27587

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.

WHEREAS, Malissa M. Eisel was the original Trustee of the Malissa M. Eisel Revocable Living Trust dated May 25, 2021;

WHEREAS, Malissa M. Eisel died on November 26, 2022;

WHEREAS, pursuant to Section 3.03(a) of the Malissa M. Eisel Revocable Living Trust dated May 25, 2021, Timothy D. Eisel was named the successor Trustee of the trust; and

WHEREAS, pursuant to Section 6.01 of the Malissa M. Eisel Revocable Living Trust, upon the death of Malissa M. Eisel, the Malissa M. Eisel Revocable Living Trust's undivided 50% interest in the real property is to be distributed to her husband, Timothy D. Eisel, outright and free of trust. The purpose of this Deed is to document this transfer of property out of the Malissa M. Eisel Revocable Living Trust and to satisfy the terms of the trust.

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 or parcel of land situated in the Town of Wake Forest, Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 492 in Traditions, Phase 2D, as shown on the maps recorded in Book of Maps 2017, Pages 371-376, Wake County Registry, to which maps reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **018532**, Page **00488** of the Wake County Registry.

A map showing the above described properties is recorded in Book of Maps **2017**, Page **371**, Wake County Registry.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

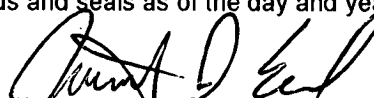
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

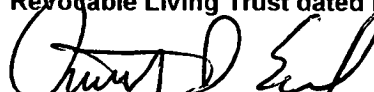
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1) 2023 Ad Valorem Taxes
- 2) All other Easements, conditions, restrictions and rights of way of record.

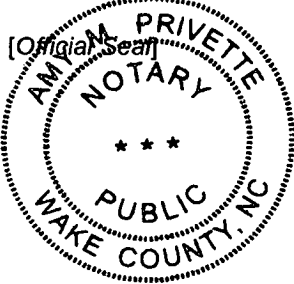
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of the day and year first above written.

 (SEAL)
Timothy D. Eisel, Trustee of the Timothy D. Eisel
Revocable Living Trust dated May 25, 2021

 (SEAL)
Timothy D. Eisel, Trustee of the Malissa M. Eisel
Revocable Living Trust dated May 25, 2021

STATE OF NORTH CAROLINA
WAKE COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that each signed the foregoing instrument and, being duly sworn by me, made oath that the statements in the foregoing instrument are true:
Timothy D. Eisel. Witness my hand and official stamp or seal, this the 23rd day of May 2023.



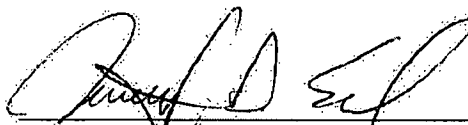

Amy M. Privette, Notary Public
My Commission Expires: 10/08/2025

Trustee Affidavit

Timothy D. Eisel, being first duly sworn upon oath, deposes and says:

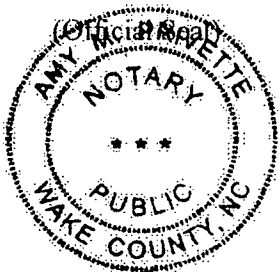
1. Affiant is the Trustee of the Revocable Living Trust named below and as such has the authority to execute this Trustee Affidavit.
2. This Trustee Affidavit relates to the Malissa M. Eisel Revocable Living Trust, dated May 25, 2021, as restated on July 21, 2022.
3. The name of the currently serving Trustee of the above-described trust is Timothy D. Eisel.
4. Selected provisions of the trust, including the pages naming the initial Trustee, creating the trust, stating the relevant trustee powers, stating the revocability of the trust, designating successor Trustees, as well as a copy of the signature pages, may be attached to this Trustee Affidavit or are available upon request.
5. Under the terms of the trust, any person may rely upon this Trustee Affidavit as evidence of the existence of the trust and is relieved of any obligation to verify that any transaction entered into by a Trustee or successor Trustee is consistent with the terms and conditions of the trust.
6. The other provisions of the trust are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
7. The trust has not been revoked.

Dated: December 15, 2022.

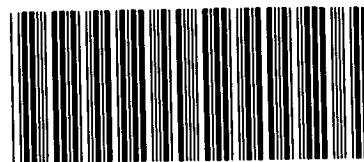

Timothy D. Eisel, Trustee

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Signed and sworn to before me this day by Timothy D. Eisel, as Trustee, this 15th day of December 2022.




Amy M. Pulvett, Notary Public
My commission expires: 10/08/2025



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner

Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

4 # of Pages

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