

BK014835PG00713

WAKE COUNTY, NC 173
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/09/2012 AT 11:12:37
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$328
BOOK:014835 PAGE:00713 - 00715

Excise Tax \$ 328.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. **0278448**
Verified by _____ County on the ____ day of _____, 2012
by _____
Mail after recording to: THE THOMPSON LAW FIRM, PLLC, 1708 Trawick Road, Suite 211, Raleigh, NC 27604
This instrument was prepared by: THE THOMPSON LAW FIRM, PLLC

Brief Description for the index

Lot 94, Pinecrest Subdivision Ph II

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made July 6, 2012, by and between

GRANTOR	GRANTEE
BAKIS PROPERTIES, LLC	WHITNEY POLITES
Forwarding Address: 1521 Eglantyne Court Raleigh, NC 27613	Property Address: 5421 Golden Arrow Lane Raleigh, NC 27613

Enter in appropriate block for each party: name, 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 or parcel of land situated in Leesville Township, City of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 94, Pinecrest Subdivision, Phase II, as shown on plat thereof recorded in Book of Maps 2000, Pages 2252 and 2253, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11772, Page 406 and Book 11641, Page 209, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 2000, Pages 2252 and 2253, Wake County Registry.

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:

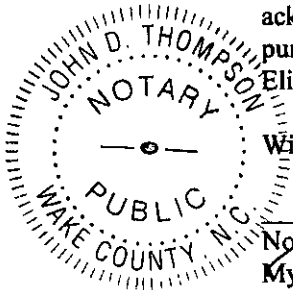
- a. Public service utility easements of record and visible easements.
- b. Ad valorem property taxes for 2012 and subsequent years.
- c. Restrictions appearing of record at Book 6344, Page 560, and Book 8257, Page 505, as amended and supplemented, Wake County Registry, and all other restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BAKIS PROPERTIES, LLC
By: Leigh Ayn Haralambakis
Leigh Ayn Haralambakis, Member
By: Elias Haralambakis
Elias Haralambakis, Member

SEAL-STAMP

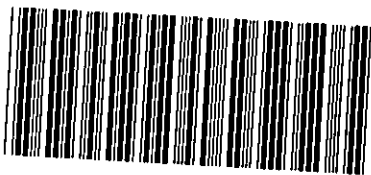
STATE OF NORTH CAROLINA
COUNTY OF WAKE



I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Leigh Ayn Haralambakis, Member and Elias Haralambakis, Member

Witness my hand and official stamp or seal, this 6 day of July, 2012.

John D. Thompson
Notary Public
My commission expires: 6/18/2013



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**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages
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