

Excise Tax: \$ 300.00

Recording Time, Book and Page

REID: 0319494

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: Lot 18, River Landings Subdivision**NORTH CAROLINA GENERAL WARRANTY DEED***This Conveyance is insured by a title policy issued by BridgeTrust Title Group*THIS DEED made this 13th day of September 2018 by and between

GRANTOR	GRANTEE
Elizabeth R. Osborne, formerly known as, Elizabeth R. Egland and spouse, Mark E. Osborne 5220 Winfree Lane Wake Forest, NC 27587 <u> </u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)	Dylan Michael Osborne and spouse, Chelsea Osborne <u>Property & Mailing Address:</u> 6105 River Landings Drive Raleigh, NC 27604 ((to verify that your name(s), status and mailing address are correct, please initial <u>CO</u>))

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

Being all of Lot 18, River Landings Subdivision, as shown on a map thereof recorded in Book of Maps 1985, Page 1973, 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.

Submitted electronically by "Lowry & Assoc"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

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

1. Subject to ad valorem taxes for the year 2018 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Wake County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Elizabeth R. Osborne
Elizabeth R. Osborne

Mark E. Osborne
Mark E. Osborne

STATE OF NC
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Elizabeth R. Osborne and Mark E. Osborne.**

Witness my hand and official stamp or seal, this the 13th day of September, 2018.

My commission expires: 10/24/19

Patrick G. Handlon
Notary Public

Seal/Stamp

