

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$700.00

Real Estate ID No.: 0502643

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Curtis Thompson, 3733 National Drive, Suite 100, Raleigh, NC 27612
(24-3557-DRB)

Brief description for the Index: Lot 98, Sidney Creek, Phase 1-B

THIS DEED made this 19th day of August, 2024, by and between

GRANTORDRB Group North Carolina, LLC
f.k.a. Dan Ryan Builders-North Carolina, LLC,
a North Carolina limited liability company
1101 Slater Road
Suite 300
Durham, NC 27703**GRANTEE**

Tinita Braswell and husband, Cedric Braswell

Grantee's Address:
936 Channel Drop Loop
Zebulon, NC 27597

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Town of Zebulon, Little River Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 98, in Sidney Creek, Phase 1-B, as shown on the plat recorded in Book of Maps 2023, Pages 51-55, Wake County Registry, to which map reference is hereby made for a more particular description.

Property Address: 936 Channel Drop Loop, Zebulon, NC 27597

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 said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.
- 4) Any matters that would appear on an accurate survey of the property.
- 5) Any matters that would appear as exceptions in an Owner's Policy of Title Insurance, if Grantee elected to obtain one.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year contained in the notary acknowledgement below.

DRB GROUP NORTH CAROLINA, LLC

By:

Ricardo J. Rojas, Division President

STATE OF NORTH CAROLINA – COUNTY OF DURHAM:

I, the undersigned, a Notary Public of Wake County and State aforesaid, certify that **Ricardo J. Rojas**, personally came before me this day and acknowledged that he is a Vice President of **DRB GROUP NORTH CAROLINA, LLC**, a North Carolina limited liability company, and, being by me duly sworn, executed the foregoing instrument for and on behalf of and as an act of the limited liability company pursuant to authority granted to him by that certain Resolution Of The Managers of DRB Group North Carolina, LLC.

Witness my hand and official stamp or seal, this 15th day of August, 2024.

(Stamp or Seal)



Julie Thompson
Notary Public

Printed Name: Julie Thompson

My Commission Expires: November 5, 2028