

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$341.00

Recording Time, Book and Page

Tax Map No.:

Parcel Identifier No.: 0156084

Mail after recording to: MITA Law, 1025 Dresser Court, Raleigh, NC 27609

This instrument was prepared by: MITA Law

This Deed made this 15th day of May, 2026, by and between

GRANTOR

Ana Victoria Lopez and spouse,
Said Daniel Ocampo

125 Jade St
Smithfield, NC 27577

GRANTEE

SkyCreek LLC,
a North Carolina limited liability company

Property Address: 7317 Hunt Valley Trail
Wendell, NC 27591

Mailing Address: 2136 Dunn Rd, Raleigh, NC 27614

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 and more particularly described as follows:

BEING all of Lot 67 Stewart's Ridge Subdivision as recorded in Map Book 1986, Page 1138, Wake County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 17220, Page 100, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 1986, Page 1138, and referenced within this instrument.

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.

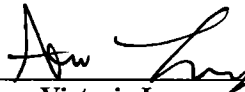
Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Taxes for the year 2026.

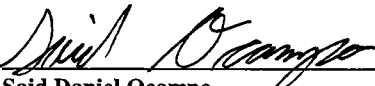
Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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 officer(s), the day and year first above written.

GRANTOR(S):



Ana Victoria Lopez



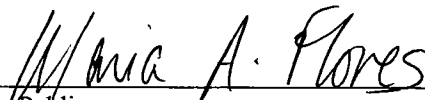
Said Daniel Ocampo

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 signed the foregoing document: **Ana Victoria Lopez and Said Daniel Ocampo**. Witness my hand and official stamp or seal, this the 15th day of May, 2026.

My Commission Expires: 01/18/2029



Notary Public

Print Notary Name: Maria A. Flores

