
NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$820.00

Parcel Identifier No.: 0378239

Mail after recording to: Abdelhakim Fares and Rinad Fares, 5105 Emerald Spring Drive, Knightdale, NC 27545

This instrument was prepared by: Mann, McGibney, & Jordan, 621 West Jones Street, Raleigh, NC 27603

Brief Description from the Index: LOT 50, ROCKBRIDGE SUBDIVISION, PHASE 1

THIS DEED made this 21 day of April, 20 23 by and between**GRANTOR**SR Sunbelt Homes Group 1, L.L.C., a Delaware Limited Liability
Company,
f.k.a. Progress Residential Exchange Borrower, LLC

2340 Collins Avenue, Ste 700
Miami Beach, FL 33139**GRANTEE**Abdelhakim Fares and Rinad Fares, a married couple

5105 Emerald Spring Drive
Knightdale, NC 27545

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 or near the City/Town of Knightdale, Wake County, North Carolina and more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WAKE, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS: BEING ALL OF LOT 50, ROCKBRIDGE SUBDIVISION, PHASE 1, AS SHOWN ON MAPS RECORDED IN BOOK OF MAPS 2007, PAGES 1492-1494, WAKE COUNTY REGISTRY, TO WHICH MAPS REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

Property Address: 5105 Emerald Spring Drive, Knightdale, NC 27545

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 18720, Page 197, Wake County Registry.

A map showing the above described property is recorded in Plat Book 2007, Page 1492-1494, and referenced within this instrument.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, Restrictions and Rights of Way of record.

Property taxes for current and subsequent years.

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

SR Sunbelt Homes Group 1, L.L.C., a Delaware Limited Liability Company

By:

Rebecca Petty
Rebecca Petty, Authorized Signatory

STATE OF California
COUNTY OF Alameda

I, Zachary Carson, a Notary Public, certify that Rebecca Petty personally came before me this day and acknowledged that he/she is Authorized Signatory of SR Sunbelt Homes Group 1, L.L.C., a Limited Liability Company, and that he/she, as Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 21 day of April, 2023.

Zachary Carson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 1/5/2024

