

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,250.00

Parcel Identifier No. 0438558 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Westerlund & Zdenek Law PA, 309 N. Salem Street, Apex, NC 27502 (without benefit of title examination or tax advice)

Brief description for the Index: Lot 453, Wendell Falls Development SF13-Phase A

THIS DEED made this 3 day of November, 2022, by and between

GRANTOR	GRANTEE
Kent Philip Kjellgren and spouse Ylva Kjellgren 742 Finnbar Drive Cary, NC 27519	James Wood Littleton and spouse Lisa Perikles Littleton 913 Groveview Wynd Wendell, NC 27591

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Wendell, Marks Creek Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17322 page 2689.

All or a portion of the property herein conveyed X includes or ____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 2016 page 1071.

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, other than the following exceptions:

1. Subject to Ad Valorem Taxes
2. Subject to any Restrictions, Easements and Rights of Way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kent Kjellgren (SEAL)
Print/Type Name: Kent Philip Kjellgren

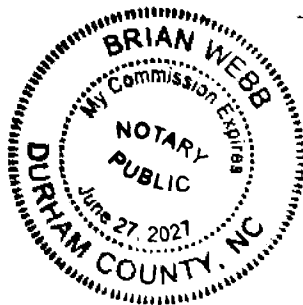
Ylva Kjellgren by Kent P. Kjellgren Power of Attorney (SEAL)
Print/Type Name: Ylva Kjellgren by Kent P. Kjellgren, Power of Attorney

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kent Philip Kjellgren personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 3 day of November, 2022.

My Commission Expires: 6-27-27

Brian Webb, Notary Public



State of North Carolina - County of Wake

I, Brian Webb, a Notary Public for said County and State, do hereby certify that Kent P. Kjellgren, agent for Ylva Kjellgren, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of the said Ylva Kjellgren, and that his authority to execute and acknowledge the instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Wake County, State of North Carolina in Book 19189, Page 268 on the 1st day of November, 2022, and that this instrument was executed under and by virtue of the authority given by the instrument granting him power of attorney; that the said Kent P. Kjellgren acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Ylva Kjellgren.

WITNESS my hand and official seal, this 3 day of November, 2022.

My Commission Expires: 6-27-27

Brian Webb, Notary Public



EXHIBIT "A"

BEING ALL of Lot numbered 453, as shown and described upon the plat entitled, "Final Subdivision, Easement and Right-of-Way Dedication Plat of Wendell Falls Development SF13-Phase A," dated July 14, 2016 by McKim & Creed, and recorded in Book of Maps 2016, at Pages 1070 through 1073, inclusive, Wake County Registry.