

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500

Parcel Identifier No. 0368076 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 3131 Rdu Center Drive, Suite 120, Morrisville, NC 27560

Brief description for the Index: Lot 747, Mingo Creek, Ph. III, Sec. 8

THIS DEED made this 15th day of August, 2022, by and between

GRANTOR	GRANTEE
Lucinda G. Taft, an unmarried individual 159 Maple Tree Lane Clayton, NC 27527	Derrion Burse, an unmarried individual and Dershan Stewart, an unmarried individual As Joint Tenants with Rights of Survivorship 1308 Plexor Lane Knightdale, NC 27545

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

BEING all of Lot 747, Mingo Creek Subdivision, Phase III, Section 8, as shown on a map recorded in Book of Maps 2007, Pages 2906-2908, Wake County Registry, to which plat reference is hereby made for a full and complete description of said lot.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16127, Page 2431.

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 Plat Book 2007, Pages 2906-2908.

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:

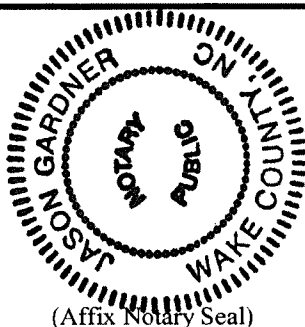
1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Lucinda G. Taft

(SEAL)

Lucinda G. Taft



(Affix Notary Seal)

State of North Carolina - County or City of WAKE
 I, the undersigned Notary Public of the County or City of WAKE and State
 aforesaid, certify that Lucinda G. Taft 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 15 day of August, 2022

Notary Public

My Commission Expires: 16 November 2024

Jason Gardner
 Notary's Printed or Typed Name