

GENERAL WARRANTY DEEDREVENUE: **\$870.00**PARCEL ID: **1712624171**

PREPARED BY AND RETURN TO:

Hutchens Law Firm LLP

4317 Ramsey Street, Fayetteville, NC 28311

File No.: RAM1358581

This instrument prepared by: Nicholas Roberts, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 29, "Plat Correction for Tryon Pointe Subdivision (Lot 1 thru Lot 54)"

NORTH CAROLINA**COUNTY OF WAKE**

THIS DEED made this 13th day of March, 2023, by and between

Grantor	Grantee
McKee Homes LLC, a Delaware limited liability company Mailing Address: 4208 Six Forks Rd, Ste 810, Raleigh, NC 27609	Brett Peter Abramsky and spouse, Jessica Laine Crigger Mailing Address: 107 Wise Oak Lane, Garner, NC 27529

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.

W I T N E S S E T H

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 of Garner, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 29, in a subdivision known as "Plat Correction for Tryon Pointe Subdivision (Lot 1 thru Lot 54)" as shown on a plat duly recorded in Map Book 2023, Pages 375-378, Wake County Registry, North Carolina.

Parcel No. 1712624171

Property Address: 107 Wise Oak Lane, Garner, NC 27529

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 19154, Page 1158**, Wake County Registry, North Carolina.

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.

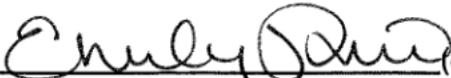
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

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

The property being conveyed herein is not the principal residence of the Grantors.

McKee Homes LLC, a Delaware Limited Liability Company
By: Hutchens Law Firm LLP, it's attorney in fact

 (SEAL)

Emily Price, Vice President Hutchens Law Firm LLP

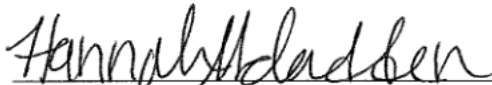
Pursuant to that certain Power of Attorney recorded in Moore County, North Carolina, in Book 5150, Page 517, on June 20, 2019.

STATE OF NORTH CAROLINA

CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Emily Price as Vice President of Hutchens Law Firm LLP, Attorney in Fact for McKee Homes LLC**

This the 13th day of March, 2023.



Notary

My Commission Expires: 06/19/2027

