

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$720.00

Parcel Identifier No. 256797 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

This instrument was prepared by: Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

Brief description for the Index: Lot 58, Stevens Oaks Subdivision

THIS DEED made this 7 day of July, 2022, by and between

GRANTOR	GRANTEE
Dwight D. Stanley and wife, Wendy Calloway Stanley 257 Freewill Place Raleigh, NC 27603	Stephen Douglas Rice and wife, Cynthia Jackson Rice 1009 Open Field Drive Garner, NC 27529

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

Being all of Lot 58, Stevens Oaks Subdivision, as shown on a map recorded in Book of Maps 1999, Pages 708-711, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 009106 page 00154-00155.

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

A map showing the above described property is recorded in Plat Book 1999 page 708.

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.

Submitted electronically by "SHOAF LAW FIRM PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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:

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

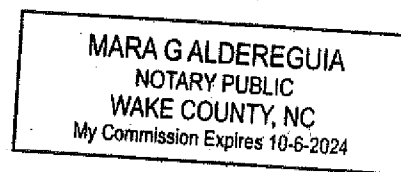
_____	<u>Dwight D. Stanley</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Dwight D. Stanley</u>
By: _____	<u>Wendy Calloway Stanley</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Wendy Calloway Stanley</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Dwight D. Stanley and Wendy Calloway Stanley 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 7 day of July, 20 22.

My Commission Expires: 10-06-2024

Mara G Alderreguia
Notary Public



State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds