

Excise Tax: \$ 710.00

Recording Time, Book and Page

REID: 0091806

After recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

Lot 12, Penn-Shaw Pines Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Key Title

THIS DEED made this 13th day of July, 2018 by and between

GRANTOR	GRANTEE
Joseph Willett, IV and spouse, Alissa Willett 2101 Garden Oaks Court Raleigh, NC 27606 ☒ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)	Carli Arendt and spouse, Ethan Hyland <u>Property & Mailing Address:</u> 5105 Laurie Drive Raleigh, NC 27606 ((to verify that your name(s), status and mailing address are correct, please initial <u>EGH</u>))

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

BEING known and designated as Lot 12, according to map and plat entitled "A Revision of Block "A", Lots 1-14, Section "B", Penn-Shaw Pines Subdivision", as shown on a map recorded in Book of Maps 1975, Page 199, Wake County Registry, said map and plat being a revision of map recorded in Book of Maps 1973, Page 26, Wake County Registry, to which map references are hereby made for a more complete and accurate description.

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.

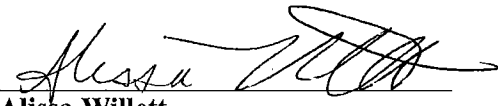
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2018 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Wake County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

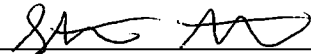

Joseph Willett, IV


Alissa Willett

STATE OF North Carolina
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Joseph Willett, IV and Alissa Willett.**

Witness my hand and official stamp or seal, this the 16 day of July, 2018.


Notary Public

My commission expires: 10/19/21

Seal/Stamp

