

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1379.00

Parcel Identifier No **0286498** verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: **David R Godfrey, P. O Box 845 Apex, NC 27502 (without title examination or tax advice)**

Brief description for the Index: Lot 29 Ivory Hills

THIS DEED made this 17th day of August, 2022, by and between

GRANTOR	GRANTEE
BARRY JAY SIMMONS, Trustee of the Barry Jay Simmons Revocable Trust Agreement	BRIAN JAY SIMMONS and wife, KALI LARKIN KRISS
Address: 3109 Whitehart Lane Apex, NC 27539	Address: 2805 Ivory Bluff Trail Apex, NC 27539

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 or parcel of land situated in Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 29, Ivory Hills Subdivision, as recorded in Book of Maps 2001, Pages 1060-1063, Wake County Registry.**Together with and subject to the rights, obligations, restrictions and covenants as recorded in Book 8878 Page 2594 Wake County Registry.****Submitted electronically by David R Godfrey SAVAGE AND GODFREY in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.**

The property hereinabove described was acquired by Grantor by Deed Book 17890 Page 213 Wake County Registry.

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

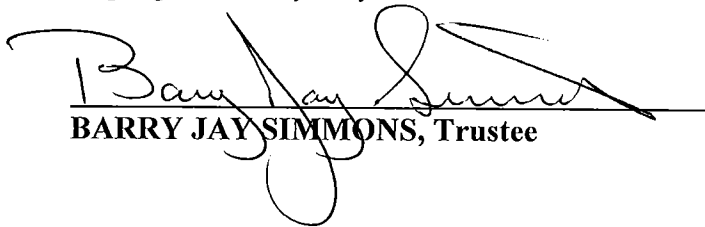
A map showing the above described property is recorded in Book of Maps 2001 Page 1060-1063 Wake County Registry.

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:

Subject to easements and restrictions of record, matters shown on recorded plats of the subject property, and ad valorem taxes for the current year.

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


BARRY JAY SIMMONS, Trustee

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid do hereby certify that Barry Jay Simmons, Trustee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 19 day of August, 2022.

My Commission Expires:

9-4-26



Notary Public

