

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$897.00

Real Estate ID No.: 0488673

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3733 National Drive, Suite 100, Raleigh, NC 27612
(22-3493-SDH)

Brief description for the Index: Lot 65, Legacy Farm, Phase 2

JNB

THIS DEED made this 25th day of May, 2022, by and between

GRANTORSDH Raleigh LLC,
a Georgia limited liability company
2520 Reliance Avenue
Apex, NC 27539**GRANTEE**

Nicole Kathleen Teator, an unmarried person

Grantee's Address:
3417 Cross Timber Lane
Raleigh, NC 27603

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Town of Fuquay-Varina, Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 65, Legacy Farm Subdivision, Phase 2, as shown on the map recorded in Book of Maps 2021, Pages 1519-1524, Wake County Registry, to which map reference is hereby made for a more particular description.

Property Address: 3417 Cross Timber Lane, Raleigh, NC 27603

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the exceptions hereinafter provided.

And Grantor hereby warrants that Grantor has done nothing to impair such title as Grantor received and that Grantor will warrant and defend title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

- 1) The lien of AD VALOREM real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth in the notary acknowledgment below.

SDH Raleigh LLC

A Georgia limited liability company

By: _____

Joel Geniesse

Affiliate President - Raleigh

STATE OF NORTH CAROLINA - COUNTY OF WAKE:

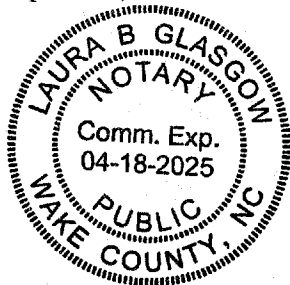
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein and in the capacity indicated:

Joel Geniesse
Affiliate President - Raleigh

Date: _____

5-25-22

(Stamp or Seal)



Laura B. Glasgow

Signature of Notary

Printed Name: _____

Laura B. Glasgow

My commission Expires: _____