

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Real Estate ID #: OUT OF 0002130

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, 3716 National Drive
Suite 100, Raleigh, NC 27612 (19-ELM-1831CT) *mlt*

Brief description for the Index: Lot 4 Brook Meadow

THIS DEED is made this 26th day of March, 2019, by and between:

GRANTOR

Elm Street Builders, LLC
4724 Berry Rose Way
Cary, NC 27518

GRANTEE

Michael Williams and
wife, Megan Williams

Grantee's Address:
3804 Sleepy Brook Lane
Apex, NC 27539

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 the Swift Creek Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 4 in Brook Meadow, as shown on the maps recorded in Book of Maps 2019, Pages 369-372, Wake County Registry, to which map reference is hereby made for a more particular description.

Property Address: 3804 Sleepy Brook Lane, Apex, NC 27539

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:

- 1) The lien of ad valorem taxes for the current year and thereafter;
- 2) Easements of record affecting the property;
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year set forth in the notary acknowledgment below.

Elm Street Builders, LLC

By: _____

Christopher R. Weir, Member Manager

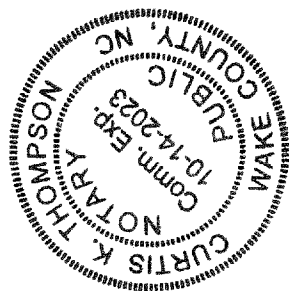
STATE OF NORTH CAROLINA - COUNTY OF WAKE:

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: Christopher R. Weir - Member Manager

Date: _____

3/26/19

(Seal)



Signature of Notary _____

Printed Name: _____

Curtis K. Thompson

My commission expires: _____