

Prepared by and Hold for: Kristoff Law Offices, P.A. (Box 3)
The property conveyed herein is Grantor's principal residence

Revenue Stamps: \$800.00

NORTH CAROLINA
WAKE COUNTY

Parcel ID No.: 426055

GENERAL WARRANTY DEED

THIS DEED made this 17th day of June, 2019, by and between CHRISTOPHER MICHAEL HATCHER and wife, SARAH ELIZABETH HATCHER, **Grantor**, whose address is 768 Kerr Lake Drive, Fuquay-Varina, North Carolina 27526; and TIMOTHY J. NEAL and wife, TAMARA NEAL, **Grantee**, whose address is 768 Kerr Lake Drive, Fuquay-Varina, North Carolina 27526 (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 give, grant, bargain, and convey unto the Grantee, that certain lot or parcel of land situated in the Town of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 666, South Lakes Subdivision, Parcel SF-6, Phase 6C and 6D, as shown on a map recorded in Book of Maps 2015, Pages 112-114, Wake County Registry, to which plat reference is hereby made for a full and complete description of said lot.

The aforesaid real property is hereby conveyed and made subject to that Declaration of Covenants, Conditions and Restrictions that is recorded in Deed Book 12431, Page 1680, Wake County Registry, as amended and supplemented in the Wake County Registry.

For chain of title, see Deed Book 16782, Page 1377, Wake County Registry.

SUBJECT, HOWEVER, to the following Exceptions:

1. Ad Valorem taxes for the year 2019 and thereafter;
2. Easements, Restrictions, Rights-of-Way, and other appurtenances of record in the 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 the 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 of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated herein.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by the authority of its Board of Directors, the day and year first above written.

Christopher Michael Hatcher (SEAL)
CHRISTOPHER MICHAEL HATCHER

Sarah Elizabeth Hatcher (SEAL)
SARAH ELIZABETH HATCHER

NORTH CAROLINA

COUNTY OF Johnston



I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Christopher Michael Hatcher and Sarah Elizabeth Hatcher.

Date: June 20, 2019

Lynn A Watkins
Print Name: Lynn A. Watkins

My Commission Expires: 12-7-2021