

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$760.00

Parcel Identifier No.: 0328961

Mail after recording to: Willard Lewallen and Dena Villarreal, 20124 Lazy River Terrace, Apt 304, Ashburn, VA 20147

This instrument was prepared by: Mann, McGibney, & Jordan, 621 West Jones Street, Raleigh, NC 27603

Brief Description from the Index: LOT 12, SUMMER RIDGE

THIS DEED made this 5th day of April, 2022 by and between**GRANTOR**

Emily M. Padron and Jorge Padron Cabrera, a married couple

705 Bluffcreek Drive
Fuquay-Varina, NC 27526**GRANTEE**Willard Lewallen, an unmarried person, a 75% interest, and
Dena Villarreal, an unmarried person, a 25% interest,
As joint tenants with rights of survivorship.**Property Address:**7340 Shady Stroll Lane
Willow Springs, NC 27592**Mailing Address:**20124 Lazy River Terrace, Apt 304
Ashburn, VA 20147

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 or near the City/Town of Willow Springs, Wake County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 12 SUMMER RIDGE SUBDIVISION, A CLUSTER DEVELOPMENT, AS SHOWN IN BOOK OF MAPS 2004, PAGE 1371-1372, WAKE COUNTY RGISTRY.

Property Address: 7340 Shady Stroll Lane, Willow Springs, NC 27592

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 17317, Page 2309, Wake County Registry.

A map showing the above described property is recorded in Plat Book 2004, Page 1371-1372, and referenced within this instrument.

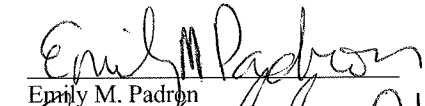
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

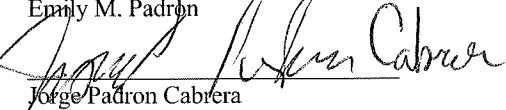
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

Easements, Restrictions and Rights of Way of record.
Property taxes for current and subsequent years.

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


Emily M. Padron


Jorge Padron Cabrera

STATE OF North Carolina
COUNTY OF Wake

I, Michelle Lynn Knox-Ofosu, Notary Public, do hereby certify that Emily M. Padron and Jorge Padron Cabrera personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 23 day of March, 2022.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11/4/2023

