

Excise Tax \$1140.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: _____ Lot: 32

Parcel Identifier No.: 0285762

This instrument prepared by John B. South, Jr., a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

The South Law Firm, PLLC, 3725 National Drive Suite 215, Raleigh, NC 27612

Return to: Grantee

*This property is is not the primary residence of the Grantor.

Brief description for the Index

Lot 32, Olde Waverly Subdivision, Phase I

THIS DEED made this 6 day of January, ²⁰²²~~2021~~, by and between**GRANTOR****NICHOLAS VOURAKIS**
And Spouse,
MARISA MUNOZ-VOURAKIS**GRANTEE****LORRAINE NORDLUND, unmarried**
and
DAVID E. HORTON, unmarried
As Joint Tenants with Rights of Survivorship

7813 Twin Pines Way
Fuquay Varina, NC 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 grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **WAKE** County, North Carolina and more particularly described as follows:**BEING all of Lot 32 Olde Waverly Subdivision, Phase I, as show on that map recorded in Book of Maps 2001, Page 815, 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 except for the exceptions hereinafter stated.

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

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Nicholas Vourakis (SEAL)
NICHOLAS VOURAKIS

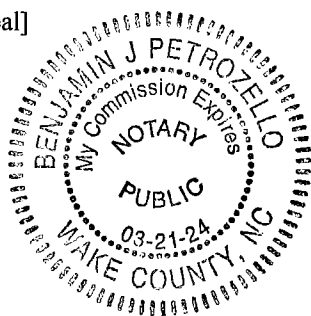
Marisa Munoz-Vourakis (SEAL)
MARISA MUNOZ-VOURAKIS

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for WAKE County, State of NORTH CAROLINA certify that NICHOLAS VOURAKIS AND MARISA MUNOZ-VOURAKIS personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of JANUARY, 2022.

[Official Seal]



[Signature]
NOTARY PUBLIC

My Commission expires: _____