

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 180.00

Parcel Identifier No. 0658493137 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEEThis instrument was prepared by: Law Office of Marianna C. Montana, 200 Pinner Weald Way, Suite 101, Cary, NC 27513Brief description for the Index: LOT 24, LAKEVIEW ESTATESTHIS DEED made this 1 day of June, 2017, by and between

GRANTOR

Ralph Joyner and wife
Brenda B. Joyner
117 East Hickory Avenue
Holly Springs, NC 27540

GRANTEE

Randall G. Waite and wife
Linda W. Waite
209 Halls Mill Drive
Cary, NC 27519

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Holly Springs, _____ Township, WAKE County, North Carolina and more particularly described as follows:

Property Address: 796 Estes Lane, Holly Springs, NC 27540

*See legal attached*The property hereinabove described was acquired by Grantor by instrument recorded in Book 2910 page 473.All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

SUBJECT TO: Ad Valorem Taxes; Any state of facts an accurate survey would disclose; Any and all Covenants, Easements, Restrictions and Rights of Way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____
(Entity Name)

Print/Type Name: Ralph Joyner (SEAL)

By: _____

Print/Type Name: Brenda B. Joyner (SEAL)

Print/Type Name & Title: _____

Print/Type Name: Brenda B. Joyner

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

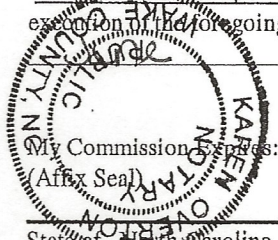
Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

State of North Carolina - County or City of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that Ralph Joyner and spouse Brenda B. Joyner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 1 day of June, 2017



My Commission Expires: _____
(Affix Seal)

My Commission Expires 11/08/2020

Karen Overton
Notary's Printed or Typed Name

State of North Carolina - County or City of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Lot description for Lot 24 Lake View Estates

Address: 796 Estes Ln., Holly Springs, NC 27540, Wake County, NC.

Beginning at the northwest corner of lot, said corner being
N 39-31-54 E 335.30' from an iron pipe at the northeast corner
of Lot 23, a survey for W.A. Joyner, referenced in B.O.M. 1980,
Pg. 854, Wake Co.

Thence N 39-31-54 E 440.87' to a point in creek;

Thence N 52-01-22 E 65.95' to a point in creek;

Thence S 39-46-26 E 143.82' to an iron pipe, said point being in the
northern right of way line of Estes Ln.;

Thence S 26-54-58 W 498.32' along the right of way of Estes Ln. to
an iron pipe at the intersection of Estes Ln. and Dogwood Cir.;

Thence along the right of way of Dogwood Cir. N 48-47-46 W 264.54'
to an iron pipe, being the Point and Place of Beginning and containing
2.36 Ac.

Said Lot 24 being originally recorded in B.O.M. 1971, Pg. 197
Wake Co.

PARCEL ID: 0658493137



WAKE COUNTY TAX ADMINISTRATION
PO BOX 2331
RALEIGH NC 27602-2331



NOTICE OF ASSESSED VALUE

Visit our web page at wake.gov/revaluation

*028590/2 01-03 D-028590

MAIL DATE: 01/16/2024



WAITE, RANDALL G
WAITE, LINDA W
209 HALLS MILL DR
CARY NC 27519-6115

REID: 0032316 ACRES: 2.28 VCS#: 06HS017

PIN: 0658 49 3137

LOCATION: 796 ESTES LN

DESCRIPTION: LO24 VIEW ESTATES BLB BULAKE

TOTAL ASSESSED VALUE: \$ 240,000

TOTAL ADJUSTMENT VALUE: \$ 0

VALUE TO BE BILLED: \$ 240,000

This notice is to inform you of the new assessed value of your property as of January 1, 2024.

In Wake County, revaluations are conducted every four years. The last revaluation in Wake County was effective January 1, 2020. By law, properties are appraised at "fair market value," which is the most probable price a property would bring in a competitive and open market. Wake County Tax Administration determines the assessed value by comparing what similar properties are selling for, the cost to replace the property, the potential income generated, the highest and best use of the property, as well as many other factors that may affect value. **If you accept your updated assessed valuation, NO ACTION IS REQUIRED.**

For residential property, Wake County Tax Administration has prepared a 2024 Real Estate Revaluation Comparable Sales tool which will allow users to view a home's assessed value and compare it to other residential property within a neighborhood. To access this tool, the County's revenue neutral calculator which shows how revaluation could affect your property taxes, other information about revaluation, and detailed instructions regarding how to file an informal review and/or formal appeal, please visit wake.gov/revaluation.

Informal Review and Formal Appeal

Wake County Tax Administration provides property owners the ability to submit online requests to Tax Administration for an informal review and/or a formal appeal to the Board of Equalization and Review (BOER). The following information is needed:

REAL ESTATE ID: 0032316

ACCESS CODE: 97950

Requests for informal reviews and appeals may also be submitted by mail. Please complete and return the enclosed form, along with your supporting documentation, and mail it to:

Wake County Tax Administration
Attention: 2024 Real Estate Revaluation
PO Box 2331
Raleigh, NC 27602



Requests for informal reviews may be submitted January 16, 2024 – March 1, 2024.
Requests for a formal appeal must be submitted between March 2, 2024 – May 15, 2024.

QUESTIONS?



wake.gov/revaluation



919-857-3800



revaluation@wake.gov



301 S. McDowell St.
Suite 3800
Raleigh NC 27601