

Revenue: **\$1,306.00**

(For Recording Data)

Parcel Identifier/Tax Account/PIN No.: **0427557**

Brief Description for the Index: Lot 1003, Phase 6, Section I, Twelve Oaks PUD

After recording, mail to: Grantee

Prepared by: Ragsdale Liggett PLLC (Ramseur)

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 23 day of April, 2022 by and between **ISMAEL FLORES-SANTIAGO** and spouse, **JEANNETTE ROSARIO-LLANTIN**, also known as **JEANETTE ROSARIO-LLANTIN**, with a mailing address of 3205 Cerulean Court, Melbourne, Florida 32904 ("Grantor"), and **VIKAS ANAND**, an unmarried individual, with a mailing address of 240 Sour Mash Court, Holly Springs, North Carolina 27540 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or condominium unit (the "Premises") located in or near the Town of Holly Springs, Holly Spring Township, Wake County, North Carolina more particularly described as follows:

BEING all of Lot 1003, Phase 6, Section I, according to map entitled "Subdivision Map of Twelve Oaks PUD Phase 6-Section I" and recorded in Book of Maps 2015, Pages 198-200, Wake County Registry, reference to which is hereby made for greater certainty of description.

**Property address:
240 Sour Mash Court
Holly Springs, NC 27540
Parcel #: 0427557**

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 16104, Page 1565, Wake County Registry. The Grantor herein states that the Premises conveyed herein (X) is () is not the primary residence of the Grantor.

Submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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 lien of ad valorem taxes for the year 2022, not yet due or payable; utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the property.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

 (SEAL)
ISMAEL FLORES-SANTIAGO

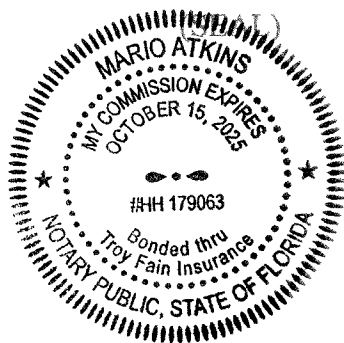
 (SEAL)
JEANNETTE ROSARIO-LLANTIN

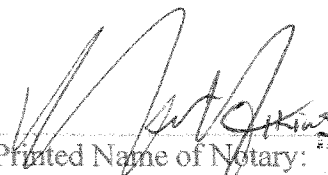
STATE OF Florida

COUNTY OF Brevard

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ISMAEL FLORES-SANTIAGO** and spouse, **JEANNETTE ROSARIO-LLANTIN**, individually

Date: April 23rd, 2022




Printed Name of Notary: Mario Atkins
Notary Public
My commission expires: 10/15/2025
☒ Physical presence
ID Type: FL Driver's License (Both)