

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$596.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds

Parcel or Real Estate ID No. 0131061 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612Brief description for the Index: Lot 16, Taylor's PondTHIS DEED made this 15th day of October 2024, by and between:

GRANTOR	GRANTEE
Anthony Patrick Filidoro, Jr. and Stephanie Michelle Filidoro, a married couple	Jacob Kalman and Janel Kalman, husband and wife
213 Minden Lane Cary, NC 27513	606 Middleton Avenue Cary, NC 27513

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 Town of Cary, Cary Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 16, Taylor's Pond Subdivision, as shown on plat recorded in Book of Maps 1983, Page 1281 and Book of Maps 1982, Page 782, Wake County Registry.

Property Address: 606 Middleton Avenue, Cary, NC 27513

REID: 0131061

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18656, Page 2126.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of Grantor.

A map showing the above described property is recorded in Book of Maps 1983 at Page(s) 1281.

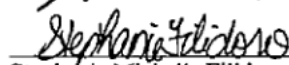
Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the 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: 2024 Ad Valorem taxes. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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

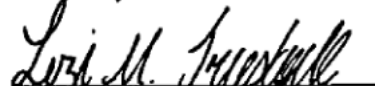

Anthony Patrick Filidoro, Jr.


Stephanie Michelle Filidoro

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, Notary Public, do hereby certify that Anthony Patrick Filidoro, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of October, 2024.


Official Signature of Notary

Printed or typed name of Notary

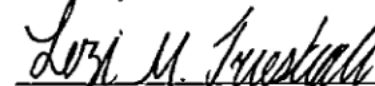
My Commission Expires: 3/19/2028



STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, Notary Public, do hereby certify that Stephanie Michelle Filidoro personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15th day of October, 2024.


Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 3/19/2028

