

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 536.00

Parcel Identifier No. 0339756 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Law Office of Scott D. Beasley, P.A., 100 Connemara Drive, Suite 120, Cary, NC 27519

Brief description for the Index: LOT 836, PH 8, Braxton Village

THIS DEED made this 30 day of October, 2020, by and between

GRANTOR
 TIMOTHY PETERS and wife, ADRIENA MASI
 128 FREEPORT AVE.
 POINT LOOKOUT, NY 11569

GRANTEE
 TYLER MONUSKO and ANJELICA MONUSKO, husband and wife
 1517 Dexter Ridge Drive
 Holly Springs, NC 27540

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:

BEING all of Lot 836, Braxton Village, Phase 8, as recorded in Book of Maps 2005, Page 2146, Wake County Registry.

Together with and subject to the rights, obligations, restrictions and covenants as recorded in Book of Maps 8097, Page 263; Book 8097, Page 270; Book 11683, Page 1387; and Book 11683, Page 1390, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17306 page 1454.
 All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2005 page 2146.

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 current year 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.

Timothy Peters (SEAL)
 Print/Type Name: TIMOTHY PETERS
Adriena Masi (SEAL)
 Print/Type Name: ADRIENA MASI

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
TIMOTHY PETERS 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
30th day of October, 20 20.

My Commission Expires:
 (Affix Seal)

9/2/2023



Jamie L. Baggs Notary Public
 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
ADRIENA MASI 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
30th day of October, 20 20.

My Commission Expires:
 (Affix Seal)

9/2/2023



Jamie L. Baggs Notary Public
 Notary's Printed or Typed Name