

Excise Tax: \$ 654.00

Recording Time, Book and Page

Tax Lot: 0307106, WAKE County REID Parcel Identifier No: 1729818235
Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail after recording to Grantee(s) at mailing address
This instrument was prepared by **WESTERN WAKE LAW GROUP (NO tax advice given)** To ensure compliance with IRS Circular 230, this is notice this Firm has not given any federal or state income, gift, inheritance and/or estate tax advice in connection with the preparation of this instrument. Furthermore, this Firm does not make any guarantee of the propriety of out-of-state notary acknowledgments.

Brief Description for the index

Lot 1333, BEDFORD AT FALLS RIVER

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made FEBRUARY 28, 2022 by and between	
GRANTOR	GRANTEE
ELIZABETH W. NORTON, Unmarried	RUTE MIRIAM LAMOTTA, and spouse DAVID LAMOTTA
<u>Mailing Address of (each) Grantor:</u> 1620 HALTWHISTLE STREET WAKE FOREST, NC 27587	<u>Property Address:</u> 11411 SHADOW ELMS LANE RALEIGH, NC 27614
☒ If checked, the property herein conveyed includes the primary residence of at least one of the Grantors. (NCGS § 105-317.2).	<u>Mailing Address of (each) Grantee:</u> 11411 SHADOW ELMS LANE RALEIGH, NC 27614
Enter in appropriate block for each party: name, 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 or parcel of land situated in or near the City of **RALEIGH, NEUSE** Township, **WAKE** County, North Carolina and more particularly described as follows:

BEING all of Lot 1333, Block F, (aka Building F) Bedford at Falls River, Phase 29, as shown on that map recorded in Book of Maps 2003, Pages 2177-2178, Wake County Registry.

The property hereinabove described was acquired by Grantor by deed recorded in Book **17660**, Page **1360**, **WAKE** County Registry;

A map showing the above described property is recorded in Book of Maps **2003**, Pages **2177-2178**, **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.

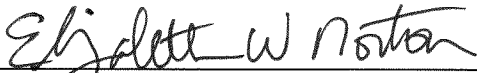
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

- Title to the property hereinabove described is subject to the following exceptions:
- 1. Restrictive and Protective Covenants, together with any subsequent amendment(s) thereof, any other Restriction(s), Easement(s) and Right(s)–of–way, all as they may appear of record.
 - 2. Lien of ad valorem taxes for the year **2022** and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

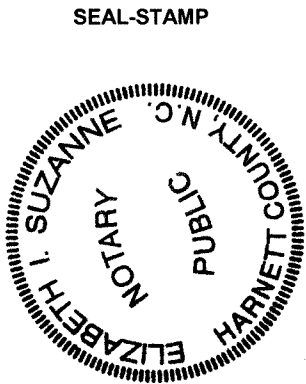
(Corporate name)

_____ President



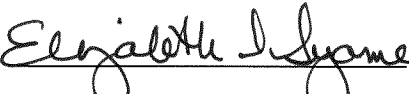
ELIZABETH W. NORTON

(SEAL)



SEAL-STAMP

State of **North Carolina**, **Wake** County.
I, **the undersigned**, a Notary Public of the County and State aforesaid, certify that **ELIZABETH W. NORTON**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, each acknowledging to me that he/she/they voluntarily signed the foregoing instrument for the purpose stated herein, and in the capacity indicated. Witness my hand and official stamp or seal, this 28 day of **February**, **2022**.

My commission expires: 8/30/2025  Notary Public
Elizabeth I Suzanne Printed Name of Notary

SEAL-STAMP

NORTH CAROLINA, _____ County.
I, _____ the undersigned, a Notary Public of the County and State aforesaid, certify that _____ each personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, **20** ____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.