

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 687.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0453196

Mail after recording to: Grantee

This instrument was prepared by: Richard J. Twomey, Attorney at Law

THIS DEED made this 23 day of May, 2020 by and between

GRANTOR

BRIAN L. COMBS AND WIFE, JOY MARIE COMBS

Mailing Address: 11404 Craft Way #3307, Knoxville, TN 37932

GRANTEE

SCOTT MICHAEL LANGKAMP AND WIFE, CARMELA MARIA LANGKAMP

Property and Mailing Address: 846 Salem Pointe Place, Apex, NC 27523

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 and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Town of **Apex**, County of **Wake**, State of North Carolina, more particularly described as follows:

BEING all of Lot 43, Salem Pointe Subdivision, Phase 2, as shown on that map recorded in Book of Maps 2017, pages 2095-2099, Wake County Registry.

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

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 17178, Page 2044, and being reflected on plat(s) recorded in Map/Plat Book 2017, Page/Slide No. 2095-2099, Wake County Registry.

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

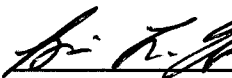
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

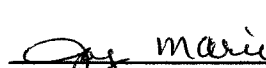
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title 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:

Easements, restrictions and rights of way of record.
Ad valorem taxes for 2020.

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 officer(s), the day and year first above written.


BRIAN L. COMBS


JOY MARIE COMBS



(SEAL)

STATE OF Tennessee, COUNTY OF Knox

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **BRIAN L. COMBS AND JOY MARIE COMBS**, Grantor(s). Witness my hand and official stamp or seal this the 21st day of May, 2020.

My Commission Expires: 11-0-2021


Notary Public

Print Notary Name: Latoya Monique Bryson

