

BOOK: 019689 PAGE: 02612 - 02613

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	NONE
Parcel ID:	0215124
Mail/Box to:	GRANTEE
Prepared by:	Adcock Law Firm, P.A., PO Box 1478, Fuquay-Varina, NC 27526 <i>Without title exam, closing or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.</i>
Brief description for the Index:	0.33± acres "Reserved by Owner" in Book of Maps 1995, page 653

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 20th day of August, 2024, by and between:

GRANTOR	GRANTEE
GLENN FUTRELL, a 45% undivided interest And wife, JOY FUTRELL 150 Towerview Ct. Cary, NC 27513	JIHAD L. LIBBUS 5400 Highcroft Drive Cary, NC 27519

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of HOLLY SPRINGS, HOLLY SPRINGS Township, WAKE County, North Carolina and more particularly described as follows (the "Property"):

The purpose of this deed is for the Grantor to convey to Grantee, all of Grantor's 45% undivided interest, vesting title solely to the Grantee and terminating the Tenancy in Common.

BEING all of that tract or parcel designated as "Reserved by Owner, 14,361 S.F, 0.330± acres" on that plat entitled "The Woodlands Subdivision at Oakhall, Phase II - Section One and recorded in Book of Maps 1995, page 653, Wake County Registry, reference to which is hereby made for greater certainty of description.

Property Address: 817 Oakhall Dr., Holly Springs, NC 27540

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 19505 page 1175.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 1995 page 653.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. All easements, covenants, restrictions and right of ways of record;
2. 2024 ad valorem taxes;
3. All matters as shown in Book of Maps 1995, page 653, Wake County Registry;
4. Right of way of Oakhall Drive and NC Highway 55.
5. All zoning and land use ordinances affecting the property conveyed herein.

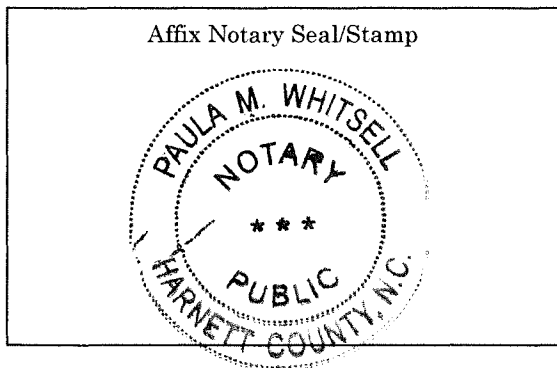
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Glenn Futrell
GLENN FUTRELL

Joy Futrell
JOY FUTRELL

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Paula M. Whitsell, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me on the 20th day of August 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Glenn Futrell and Joy Futrell



Paula M. Whitsell
Notary Public (Official Signature)
My commission expires: 13 AUG 2028