

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$548.00

Real Estate ID #: 0442242

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3716 National Drive, Suite 100, Raleigh, NC 27612 (17-MUNGO-3640MC)

Brief description for the Index: Lot 39 Neuse River Estates, Phase 3

THIS DEED is made this 12th day of September, 2017, by and between:

GRANTOR

Mungo Homes of North Carolina, Inc.
2521 Schieffelin Road, Suite 116
Apex, NC 27502

GRANTEE

Robert A. Llambias,
unmarried

Grantee's Address:
3412 South Beaver Lane
Raleigh, NC 27604

The designation Grantor and Grantee as used herein shall include said parties, 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 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 the City of Raleigh, St. Matthews Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 39 in Neuse River Estates, Phase 3, as shown on the map recorded in Book of Maps 2016, Pages 2068-2069, Wake County Registry, reference to which is hereby made for a more particular description.

Property Address: 3412 South Beaver Lane, Raleigh, NC 27604

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:

- 1) The lien of ad valorem taxes for the current year and thereafter;
- 2) Easements of record affecting the property;
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year first above written.

Mungo Homes of North Carolina, Inc.

BY: [Signature]

Stephen L. Johnson - Treasurer

STATE OF SOUTH CAROLINA - COUNTY OF Richland:

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein and in the capacity indicated:

Stephen L. Johnson

Date: 9-12-17

(Stamp or Seal)



Kathryn T. Muskovin
Signature of Notary

Printed Name: Kathryn T. Muskovin

My commission expires: 3.3.20