

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 872.00

Parcel Identifier No. 1754008894 REID: 0361170

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan, PLLC 7320 Six Forks Road, Suite 100, Raleigh, NC 27615 Brief description for Index: LO80 Brookfield Station PH2A

THIS DEED made this 4 day of April 2023, by and between

GRANTOR

Earl D. Middleton, Jr. and spouse,
Quadula D. Middleton a/k/a Quadula D. Conner1710 Aragon Drive, Apt 105
Knightdale, NC 27545

GRANTEE

Mohammed F. Hijaz and spouse,
Samar T. Hijaz, and
Hijaz Hijaz and spouse,
Khadija B. Hijaz
Property Address: 222 Switchback Street
Knightdale, NC 27545

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 Wake County, North Carolina and more particularly described as:

BEING all of Lot 80, Brookfield Station Subdivision, Phase 2A, per plat and survey thereof recorded in Book of Maps 2007, Pages 1434, Wake County Registry, to which plat reference is hereby made for a more particular description of same.

The property described above was acquired by Grantor by instrument recorded in Bk 015518, Pg 00399.
A map showing the above described property is recorded in BM 2007, Pg 1434.

submitted electronically by "Hilton Silvers & McClanahan PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

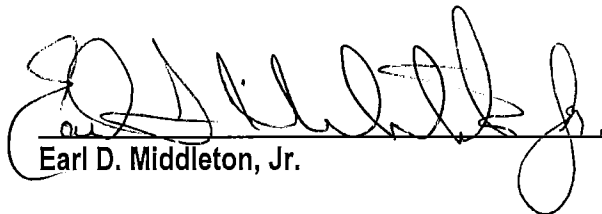
All or a portion of the property conveyed ☐ is/☐ is not a principal residence of the Grantor.

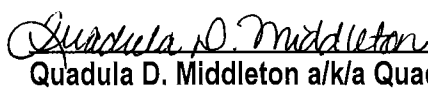
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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:

Ad valorem taxes for the current year; 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 the day and year written above.

 (SEAL)
Earl D. Middleton, Jr.

 (SEAL)
Quadula D. Middleton a/k/a Quadula D. Conner

STATE OF NC, COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a Driver's License and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Earl D. Middleton, Jr. and Quadula D. Middleton

Date: 9-16-2023

(Official Seal)


Printed Name: Loren Hedrick

My commission expires: 6-16-26

