

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$718.00

Parcel Identifier No. 1746505548 Verified by _____ County on the ____ day of _____, 20____ By: _____Mail/Box to: GRANTEEThis instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609Brief description for the Index: Lot 1015, Bryson Village, PH7THIS DEED made this 15th day of July, 2020, by and between

GRANTOR

Ihab M Beshay and
Samar Beshay, a married couple
1125 HAMMOND DRIVE #631
SANDY SPRINGS, GA 30328

GRANTEE

Milton Suazo, a single man
7584 Oakberry Drive
Raleigh, NC 27616

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, parcel of land or condominium unit situated in the of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 1015, Bryson Village, Phase 7, per plat and survey thereof recorded in Map Book 2015, Pages 768-779, inclusive, Wake County Registry, to which plat reference is hereby made for a more particular description of same.

Parcel ID: 1746505548

Tax ID: 0429099

Property Address: 7584 Oakberry Drive, Raleigh, NC 27616

The property hereinabove described was acquired by Grantor by instrument recorded in Book 016500 page 01236-01237.

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

A map showing the above described property is recorded in Plat Book 2015 page 768-779 (772).

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

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. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) _____

Ihab M Beshay (SEAL)

By: _____
Print/Type Name & Title: _____

Samar Beshay (SEAL)
Samar Beshay

By: _____
Print/Type Name & Title: _____

State of NC - County or City of Wake



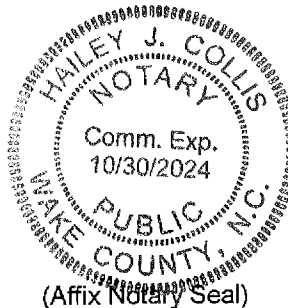
I, the undersigned Notary Public of the County/City and State aforesaid, certify that Ihab M Beshay personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of July, 2020.

My Commission Expires: 10-30-24

Hailey J. Collis
Notary Public

Hailey J. Collis
Notary's Printed or Typed Name

State of NC - County or City of Wake



I, the undersigned Notary Public of the County/City and State aforesaid, certify that Samar Beshay personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of July, 2020.

My Commission Expires: 10-30-24

Hailey J. Collis
Notary Public

Hailey J. Collis
Notary's Printed or Typed Name