

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650

Parcel Identifier No. [02328797]

Mail/Box to: Grantee @ Mailing Address

Prepared by: Guangya Liu, Liu Law Firm PLLC. 4819 Emperor Blvd Suite 400, Durham, NC 27703

Brief description for the Index: Lot 65, Charleston Village Subdivision

THIS DEED made this 17th day, August, 2020, by and between

GRANTOR

Jay Thomas Thompson and wife, Milla Maritta Thompson

GRANTEE

John Cihan Selcuk and wife, Ebru Selcuk

PROPERTY ADDRESS: 2017 Battlewood Road, Apex, NC 27523

MAILING ADDRESS: 2017 Battlewood Road, 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 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 Apex Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 65, Charleston Village, Sumter Glen, Phase 2, Section 5, as shown on map recorded in Book of Maps 1997, Page 732, Wake County Registry.

PROPERTY ADDRESS: 2017 Battlewood Road, Apex, NC 27523

The property hereinabove described was acquired by Grantor by instrument recorded in Book 08551, Page 0411-0413.

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

A map showing the above described property is recorded in Book of Maps 1997, Pages 732

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:

- Ad valorem taxes for 2021 and subsequent years not yet due and payable.
- Restrictive Covenants of record.
- Easements, rights of way, restrictions and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the date of the acknowledgment below but as of the day and year first above written.

Thomas Andrew Thompson Agent for Jay Thomas Thompson
Thomas Andrew Thompson Agent for Jay Thomas Thompson

Thomas Andrew Thompson Agent for Milla Maritta Thompson
Thomas Andrew Thompson Agent for Milla Maritta Thompson

State of NC

County of Wake

I, Efren Trujillo Jr., a Notary Public of the County and State aforesaid, hereby certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes therein and in the capacity indicated: Thomas Andrew Thompson Agent for Jay Thomas Thompson and Milla Maritta Thompson

Witness my hand and notarial stamp or seal this 13 day of August, 2020.

My Commission Expires: 05/14/2024



[Signature]
Notary Public