

Submitted electronically by McWilliam Henderson and Wall in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: Henderson & Wall, PLLC
133 Highway 70
Garner, NC 27529

Parcel #0419028
Wake County

Brief Index
description:

Lot 129 Shearon Farms

Excise Tax: \$324.00

(This conveyance is insured by a policy of title insurance issued by Integrated Title Insurance Company)

THIS WARRANTY DEED is made on the date set forth in the acknowledgment set out below by and between:
Ernest R. Bean and Bonnie A. Bean
whose mailing address for future correspondence is:

☐ (If checked, the property being conveyed includes the primary residence of at least one of the Grantors.

(hereinafter referred to in the neuter singular as "the Grantor"); and,

Abdella M. Sadik

4433 Middletown Drive
Wake Forest, NC 27587

(to verify the name, status and mailing address are correct, please initial _____)

(hereinafter referred to in the neuter singular as "the Grantee") :

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 hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land acquired by the Grantor by deed recorded in Book 15553, page 434, situated in Wake County, North Carolina, and more particularly described as follows:

Being all of Lot 129, Block N, Tract 3, Shearon Farms subdivision, as depicted in Map Book 2013, beginning at or including page 1686.

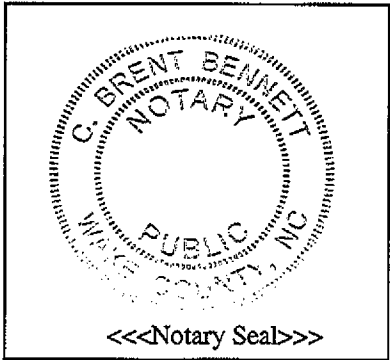
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Restrictive covenants recorded in Book 12922, Page 2549, together with subsequent amendments thereof and other covenants of record.

IN WITNESS WHEREOF the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seals.

Ernest R. Bean (Seal)
Ernest R. Bean

Bonnie A. Bean (Seal)
Bonnie A. Bean



State of North Carolina Wake County
I, a Notary Public of the County and State aforesaid, certify that Ernest R. Bean and Bonnie A. Bean, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 26 day of June, 2015.

C. Bennett
Notary Public My commission expires 12/4/16