

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$540.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds

Parcel or Real Estate ID No. 0268218 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612Brief description for the Index: LT 3787, PH 1, Pumpkin Ridge at Hedingham on the NeuseTHIS DEED made this 30th day of August 2023, by and between:

GRANTOR	GRANTEE
Karen K. Biron, a single person	Julio Enrique Teran Zavala and Cristina Veronica Arciniega Moscoso, husband and wife
6490 Snow Camp Road Snow Camp, NC 27349	2522 Blackwolf Run Lane Raleigh, NC 27604

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 City of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 3787, Phase One, Pumpkin Ridge at Hedingham on the Neuse, as shown on map recorded in Book of Maps 1999, Page 1849-1850, Wake County Registry.

Property Address: 2522 Blackwolf Run Lane, Raleigh, NC 27604
REID: 0268218

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16915, Page 1445.

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

A map showing the above described property is recorded in Book of Maps 1999 at Page(s) 1849-1850.

Notary acknowledgement to follow:

Submitted electronically by "Jackson Law, P.C."
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: Easements and restrictions of record that do not materially affect the value of the property, 2023 Ad Valorem taxes.

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

Karen K. Biron
Karen K. Biron

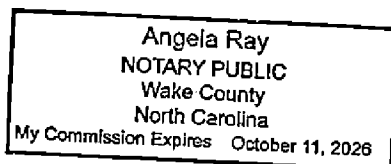
STATE OF NC
COUNTY OF Wake

I, Angela Ray, Notary Public, do hereby certify that Karen K. Biron personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of August, 2023.

Angela Ray
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:



(affix seal here)