

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07-12-2021 AT 14:41:17
STATE OF NC REAL ESTATE
EXCISE TAX: \$1,700.00
BOOK: 018594 PAGE: 00849 - 00850

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,700.00

Parcel Identifier No. 064915626949000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 401 High House Rd., Ste. 140, Cary, NC 27513

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 401 High House Rd., Ste. 140, Cary, NC 27513

Brief description for the Index: Lots 42-46

THIS DEED made this 2 day of July, 2021, by and between

GRANTOR

Martin Alan Mattson, Jr. and Caroline Jean Mattson,
a married couple
1489 Big Leaf Loop
Apex, NC 27502

GRANTEE

Brian R. Silva and Lori D. Ford, a married couple
209 Porcino Lane
Holly Springs, NC 27540

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 HOLLY SPRINGS, WAKE County, North Carolina and more particularly described as follows:

BEING all of Lots 42-46, inclusive, of the Holly Springs Land and Improvement Company as mapped by W.H. Blanchard, Surveyor and recorded in Book of Maps 1920, Page 164, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16188 page 2746.

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 1920 page 164.

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. **Submitted electronically by "Mann, McGibney & Jordan, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.**

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 property taxes for the current year and subsequent years.
2. All easements, restrictions and rights-of-way of record, if any.

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

(Entity Name) M. A. Mattson, Jr. (SEAL)
Print/Type Name: Martin Alan Mattson, Jr.

By: _____
Print/Type Name & Title: _____ Caroline Jean Mattson (SEAL)
Print/Type Name: Caroline Jean Mattson

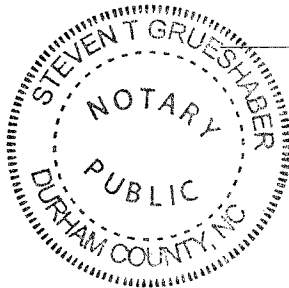
By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Martin Alan Mattson, Jr. and Caroline Jean Mattson 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 2 day of July, 20 21.

My Commission Expires: 12-15-24



Steven T. Grueshaber
Notary Public