

Submitted electronically by "Brady Law Firm PLLC"
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

Excise Tax: \$488.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0027709

Mail after recording to: Brady Law Firm, PLLC, 130 Mine Lake Court, Suite 200, Raleigh, NC 27615

This instrument was prepared by: Brady Law Firm, PLLC

THIS DEED made this 30th day of October, 2019 by and between**GRANTOR****Sammy R. Johnson and spouse,
Peggy P. Johnson****P.O. Box 176
Zebulon, NC 27597****GRANTEE****Erik Wade Sauber, a Free Trader
and
Darcy Sharp, unmarried
as Joint Tenants with Right of Survivorship****504 Worth Hinton Road
Zebulon, NC 27597**

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 and more particularly described as follows:

See attached Exhibit A.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6228, Page 363, Wake County Registry.

A map showing the above described property is recorded in Book of Maps ____, Page ____, and referenced within this instrument.

The above described property ☒ does ☐ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Taxes for the year 2019.

Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTORS:

Sammy R. Johnson (SEAL)
Sammy R. Johnson

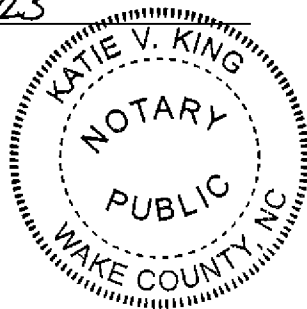
Peggy P. Johnson (SEAL)
Peggy P. Johnson

STATE OF NC

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Sammy R. Johnson**. Witness my hand and official stamp or seal, this the 30th day of October, 2019.

My Commission Expires: 12.16.23



Katie V. King
Notary Public

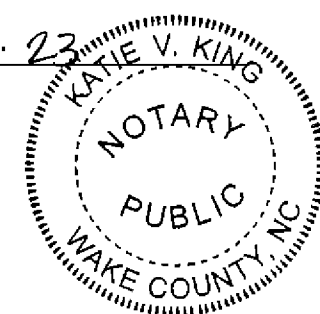
Print Notary Name: Katie V. King

STATE OF NC

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Peggy P. Johnson**. Witness my hand and official stamp or seal, this the 30th day of October, 2019.

My Commission Expires: 12.16.23



Katie V. King
Notary Public

Print Notary Name: Katie V. King

Exhibit A

BEGINNING at an iron stake in the eastern right-of-way line of Worth Hinton Road (also known as Doub Street), said point of beginning being located at the intersection of the eastern right-of-way line of Worth Hinton Road (Doub Street) and the northwesternmost corner of Lot 21 of the M.J. Sexton Subdivision as shown by map and survey recorded in Book of Maps 1967, Page 246, Wake County Registry; runs then from said point of beginning south 70 degrees 17 minutes east 3.51 feet to an iron stake; runs thence with the eastern right-of-way line of Worth Hinton Road north 08 degrees 22 minutes east 40.00 feet to an iron stake; runs thence with the line of Otha J. Wilson south 82 degrees 05 minutes east 182.95 feet to an iron stake; runs thence south 07 degrees 47 minutes west 78.31 feet to a concrete monument; runs thence south 07 degrees 36 minutes west 110.72 feet to an iron stake; runs thence with the line of Roger Brown north 81 degrees 43 minutes west 188.60 feet to an iron stake in the eastern right-of-way line of Doub Street; runs thence with said right-of-way north 08 degrees 20 minutes east 148.55 feet to an iron stake, the point and place of beginning and being all of that certain tract of land containing 0.81 acres as shown by map and survey of Williams, Pearce and Associates, P.A., dated 9/24/85, entitled "House Location for Danny R. Andrews and Michelle H. Andrews, Town of Zebulon, Wake County, North Carolina.