

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax \$ None - GDMRecording Time, Book and PageTax Lot No. 0248223

Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 20 _____

Mail after recording to: GRANTEE

This instrument was prepared by: GUIDO DE MAERE, P.A. (Without title examination)

Brief description for the Index

Lot 369, Falls River, Phase 4, PB 1998, PG 1625

THIS DEED made this _____ day of September, 2022, by and between

GRANTOR

GRANTEE

Kenneth RUTTER and wife,
Mary Anne RUTTERKenneth RUTTER and wife,
Mary Anne RUTTER
(a 99% undivided interest)

and

Benjamin Michael RUTTER
(a 1% undivided interest)Grantor's Mailing Address:
16 W. Oak Hill Lane
Hendersonville, NC 28739Grantee's Mailing Address:
10806 Matson Place
Raleigh, NC 27614

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Raleigh, Neuse Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 369, Falls River, Phase 4, as shown on the plat thereof recorded in Book of Maps 1998, Page 1625, Wake County Registry, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18796, Page 1993, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 1993, Page 1625, Wake County Registry.

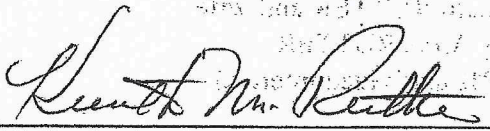
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

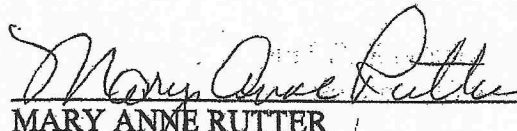
Title to the property hereinabove described is subject to the following exceptions:

Encumbrances, easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals.

 (SEAL)
KENNETH RUTTER

This was not my primary residence

 (SEAL)
MARY ANNE RUTTER

This was not my primary residence

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Henderson.

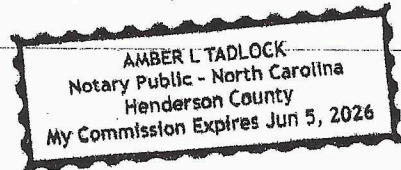
I, Amber Tadlock, a Notary Public of the
County and State aforesaid, certify that KENNETH RUTTER personally came
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 8 day of
December, 2022.

My commission expires:

June 5, 2026

Amber L Tadlock
Notary Public
Amber L Tadlock
(Printed Name)



SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Henderson.

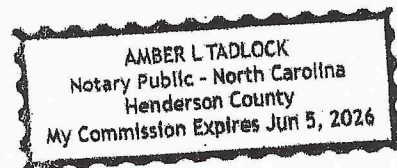
I, Amber Tadlock, a Notary Public of the
County and State aforesaid, certify that MARY ANNE RUTTER personally came
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 8 day of
December, 2022.

My commission expires:

June 5, 2026

Amber L Tadlock
Notary Public
Amber L Tadlock
(Printed Name)



Prepared by: Benjamin Rutter

STATE OF NORTH CAROLINA
COUNTY OF WAKE

QUITCLAIM DEED. Real estate ID# 0248223

Excise Tax: Exempt (Gift pursuant to N.C.G.S. §105-228.30)

THIS QUITCLAIM DEED, made this 30th day of March, 2026, by and between:

GRANTORS:

Kenneth Martin Rutter and wife, Mary Anne Rutter

Register of Deeds

Tammy L. Brunner
Wake County, NC

04/08/2026 10:42:01 AM

B: 020194 P: 00623 Pages: 2

Recording Fee: \$26.00

GRANTEE:

Benjamin Michael Rutter, a married man
103 Javelin Court
Cary, NC 27513

DOCUMENT # 2026037725



WITNESSETH:

That the Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, and quitclaimed, and by these presents do hereby remise, release, and quitclaim unto the Grantee all right, title, interest, and claim which the Grantors have in and to the following described real property:

PROPERTY DESCRIPTION:

Being all of Lot 369, Falls River Subdivision, as shown on a map recorded in Plat Book 1998, Page 1625, Wake County Registry.

Being the same property conveyed to Kenneth Martin Rutter and Mary Anne Rutter by deed recorded in Book 018796, Page 01993, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, his heirs and assigns, to his only use and behoof forever.

SPECIAL PROVISIONS:

This conveyance is intended as a gift from Grantors to Grantee and shall constitute the sole and separate property of the Grantee. No marital funds have been used in the acquisition of this interest.

Grantee previously held an ownership interest in the property prior to marriage, and this conveyance is intended to consolidate full ownership as the Grantee's separate property.

This is a quitclaim conveyance, and no warranties of title are made.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Kenneth M. Carter (SEAL)

Kenneth Martin Rutter
 Mary Anne Rutter (SEAL)
 Mary Anne Rutter

STATE OF NORTH CAROLINA
COUNTY OF *Henderson*

I, a Notary Public of the County and State aforesaid, certify that Kenneth Martin Rutter and Mary Anne Rutter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 30th day of March, 2026.


Notary Public

My Commission Expires: August 15, 2028

