

Revenue Stamps: \$ 1,980.00

Parcel Identifier:	0412418
Brief Description for the Index:	Lot 8, Carries Reach Subdivision
Prepared by:	Ragsdale Liggett PLLC (Ashleigh E. Black)
Return to:	Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 21st day of May 2025, by and between **CHARLES J. HOWE and spouse, TRACY V. HOWE**, with a mailing address of 2706 Gordon Street, Raleigh, NC 27608 (**"Grantor"**) and **THE JAYANT S. KHADILKAR REVOCABLE TRUST and THE MANJUSHREE R. KARKARE REVOCABLE TRUST**, with a mailing address of 7108 Carries Reach Way, Raleigh 27614 (**"Grantee"**).

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in the Township of Bartons Creek, City of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 8, as shown on that certain plat prepared by Newcomb Land Surveyors, LLC entitled "Lot by Lot Subdivision Carries Reach Property of Homes by Dickerson, Inc." dated May 17, 2012, as last revised September 18, 2012, recorded in Book of Maps 2012, Pages 998-999, Wake County Registry.

Property Address:	7108 Carries Reach Way, Raleigh, NC 27614
Parcel Identifier/Tax Account/PIN No.:	0412418

ALSO BEING the same Premises conveyed to Grantor by deed recorded in Book 17264, Page 963, Wake County Registry. The Grantor herein states that the Premises conveyed herein is the primary residence of the Grantor.

North Carolina General Warranty Deed
Page Two

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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 ad valorem taxes for the year 2025, a lien not yet due or payable, and utility easements and unviolated covenants, conditions, or restrictions that do not materially affect the value of the Property.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

North Carolina General Warranty Deed
Signature and Notary Acknowledgement
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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.



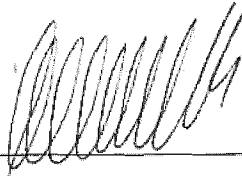
(SEAL)

CHARLES J. HOWE

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **CHARLES J. HOWE**

Date: 5-21-25

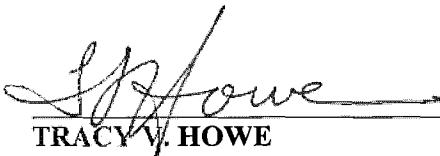


Notary Public

Printed Name of Notary: ASHLEIGH E. BLACK

My commission expires: 2-4-26

ASHLEIGH E. BLACK
NOTARY PUBLIC
WAKE COUNTY, N.C.



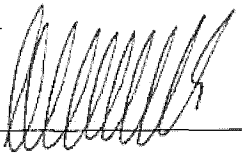
(SEAL)

TRACY V. HOWE

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **TRACY V. HOWE**

Date: 5-21-25



Notary Public

Printed Name of Notary: ASHLEIGH E. BLACK

My commission expires: 2-4-26

ASHLEIGH E. BLACK
NOTARY PUBLIC
WAKE COUNTY, N.C.