
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$720.00**Parcel ID No. 0339407**

Prepared by: The Law Office of Jonathan Richardson, PLLC

Return to: Suzanne Johnson Smith and Alexander Edward Smith, 10024 Blackwell Drive, Raleigh, NC 27617

Title Policy Issued by: Freedom Builders Title

Brief Description from the Index:

Lot 208 Gateway Townhomes at Brier Creek, Phase 2

THIS DEED made this 7th day of March 2024 by and between**GRANTOR**Adam C. Rhyne and Anastasia Gates Rhyne
(f/k/a Anastasia L. Gates), a married couple225 Ellwood Drive
Raleigh, NC 27609**GRANTEE**Suzanne Johnson Smith, an unmarried person, and
Alexander Edward Smith, an unmarried person
as joint tenants with right of survivorship10024 Blackwell Drive
Raleigh, NC 27617

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

BEING all of Lot 208, Gateway Townhomes at Brier Creek, Phase 2 as shown recorded in Book of Maps 2005, Pages 1643-1649, Wake County Registry.

Property Address: 10024 Blackwell Drive, Raleigh, NC 27617**Parcel ID No. 0339407**The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

Submitted electronically by "Law Offices of Jonathan Richardson"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 14837, Page 777, Wake County Registry.

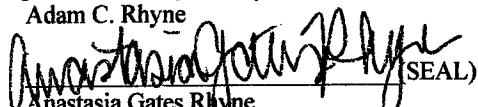
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

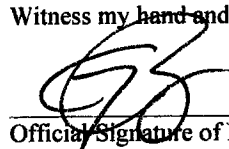
 (SEAL)
Adam C. Rhyne

 (SEAL)
Anastasia Gates Rhyne

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Gregory Parlante, Notary Public, do hereby certify that Adam C. Rhyne and Anastasia Gates Rhyne personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7th day of MARCH 2024.


Official Signature of Notary
My Commission Expires: 10-7-2025

GREGORY PARLANTE NOTARY PUBLIC JOHNSTON County North Carolina My Commission Expires October 4, 2025
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