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## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Bagwell Holt Smith P.A., 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560  
Return to: Grantee at 217 Annabelle Blue Drive, Wake Forest, NC 27587

NORTH CAROLINA  
WAKE COUNTY

Revenue Stamps: \$806

Tax ID#: 0500326

This Deed is made this 2nd day of November, 2023, by and between **GARMAN HOMES, LLC, a North Carolina Limited Liability Company**, whose address is 4000 Paramount Parkway, Suite 250, Morrisville, NC 27560, hereinafter called "Grantor," and **JESSE ALEXANDER RAUSE and MADISON WHITLEY RAUSE, a married couple**, whose address is 217 Annabelle Blue Drive, Wake Forest, NC 27587, hereinafter called "Grantee."

### WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in WAKE County, North Carolina, and more fully described as follows:

**BEING all of Lot 113, Holding Village Subdivision, Phase 7, per plat and survey thereof recorded in Book of Maps 2022, Pages 1790-1798, Wake County Registry, reference to which is hereby made for greater certainty of description.**

The property described herein does not include the primary residence of Grantor.

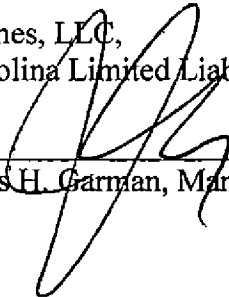
TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants that it is seized of the tract in fee, and has the right to convey the same in fee simple; that the tract is free from encumbrances; and that it will warrant and defend title to the tract 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:

1. Ad valorem taxes for the year 2024, and subsequent years.
2. Restrictive Covenants, utility easements and rights-of-way of record.

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

Garman Homes, LLC,  
A North Carolina Limited Liability Company

By:   
James H. Garman, Manager

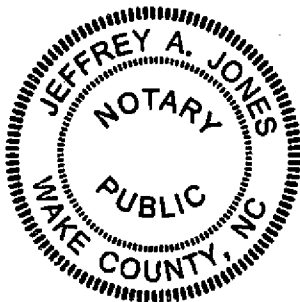
STATE OF NORTH CAROLINA

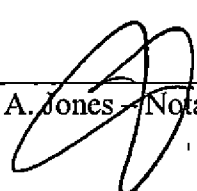
WAKE COUNTY

I, Jeffrey A. Jones, a notary public, do hereby certify that the following persons personally appeared before me and acknowledged that he signed the foregoing instrument: James H. Garman, Manager of Garman Homes, LLC.

Witness my hand and seal this the 2<sup>nd</sup> day of November, 2023.

My commission expires: 3.20.2026



  
Jeffrey A. Jones, Notary Public